



200006300096

Kathy Hill, Skagit County Auditor

6/30/2000 Page 1 of 3 1:33:13PM

After recording return document to:

Michael D. Adler and Cynthia R. Adler  
22789 State Route 9  
Mount Vernon, WA 98274

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-00066-00

**DOCUMENT TITLE:** Special Warranty Deed  
**GRANTOR(S):** Carol DePaoli, Personal Representative of the Estate of  
Charles C. Conner

**GRANTEE(S):** Michael D. Adler and Cynthia R. Adler, husband and wife

**ABBREVIATED LEGAL DESCRIPTION:** Lot(s) 5,6,7 & 8, Block 10,

Town of McMurray, Vol. 2, page 107

By: *OW*

Amount Paid \$ *2264.40*  
Skagit County Treasurer  
Deputy

*36043*  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID  
JUN 30 2000

**ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 2 OF DOCUMENT.**

**ASSESSOR'S TAX/PARCEL NUMBER(S):** 4145-010-008-0009/R75102

*02223*  
**FIRST AMERICAN TITLE SPECIAL WARRANTY DEED**

THE GRANTOR, CAROL DePAOLI, as Personal Representative of the Estate of  
CHARLES C. CONNER, Deceased, for and in consideration of Ten Dollars and other good and  
valuable consideration in hand paid, grants, bargains, sells, conveys and confirms to MICHAEL  
D. ADLER and CYNTHIA R. ADLER, husband and wife, the following-described real estate,  
situate in the County of Skagit, State of Washington:

Lots 5, 6, 7 & 8, Block 10, "Town of McMurray, Skagit County, Washington", as per plat  
recorded in Volume 2 of Plats, page 107, records of Skagit County, Washington.

Together with that portion of the 16-foot alley vacated in Superior Court Cause #92-2-00402-2  
which would revert by operation of law.

SUBJECT TO: Schedule "B-1" attached hereto and made part thereof.

*CRD*

The Grantor for said estate does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, she will forever warrant and defend the said-described real estate.

IN WITNESS WHEREOF, said Personal Representative has caused this instrument to be executed this 30<sup>th</sup> day of June, 2000.

Carol DePaoli  
CAROL DePAOLI  
Personal Representative

STATE OF WASHINGTON )  
  : SS  
COUNTY OF SKAGIT     )

On this day personally appeared before me, CAROL DePAOLI, known to be the individual described in and who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30<sup>th</sup> day of June, 2000.



Carrie Huffer  
Carrie Huffer, (Print Name)  
Notary Public in and for the State of Washington,  
residing at Burlington  
My commission expires: 12-31-2003

### Schedule "B-1" Exceptions

**A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Recorded: December 29, 1966  
Auditor's No: 676689  
Purpose: Water pipeline and the installation, replacement, maintenance and repair of said line

**B. RESERVATIONS CONTAINED IN DEED**

Executed by: Lewis A. Miller; Jeanette R. DiBiase and Charles C. Conner and Evie M. Conner, husband and wife  
Recorded: April 13, 1981  
Auditor's No: 8104130038  
As Follows: A non-exclusive easement for ingress and egress over and across the Easterly 16 feet of said Lots 5 to 8, Block 10 "Town of McMurray" including the maintenance of the road easement reserved herein to be borne equally by the parties reserving, and the purchasers, their heirs, successors, or assigns, in interest

**C. Public and private easements, if any, over vacated portion of said premises.**

**D. Terms and conditions of instrument recorded under Auditor's File No. 9412220027. Copy Attached.**

**E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Diane Hilsinger, her heirs, successors and assigns  
Dated: December 22, 1994  
Recorded: December 22, 1994  
Auditor's No: 9412220028  
Purpose: Ingress and egress  
Area Affected:

Easterly 8 feet of Lots 7, 8 and the Easterly 8 feet of the South 37.5 feet of Lot 6, Block 10, "Town of McMurray, Skagit County, Washington", recorded in Volume 2 of Plats, page 107, Skagit County, Washington, together with the Westerly 8 feet of the South 137.5 feet of the vacated alley adjacent to said Lots 6, 7 and 8.

*CLR*



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