



200011140001
Skagit County Auditor

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Return Address:

Susan L. Peterson
Weiss, Jensen Ellis & Howard
520 Pike Street, Suite 2600
Seattle, WA 98101

Document Title(s) (or transactions contained therein)

- 1. Executor's Special Warranty Deed

Reference Number(s) of Documents Assigned or Released

(on page _____ of documents(s))

Grantor(s) (Last name first, then first name and initials)

- 1. Estate of Alivn J. Burke
- 2.
- 3.
- 4.
- 5. Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)

- 1. Terrance J. Burke
- 2. Kelly M. Burke
- 3. Molly A. Burke

Additional names on page _____ of document.

Legal Description (abbreviated: i.e. lot, block, plat or section, township, range)

Portion of Tract D Plat of Rancho San Juan del mar, Subdivision No. 1 according to plat recorded in Vol 5 of Plats records of Skagit County

Assessor's Property Tax Parcel/Account Number

P68235

Additional legal is on page 1 of document.

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Recording Requested By And
When Recorded Mail To:

Susan L. Peterson
Weiss Jensen Ellis & Howard
520 Pike Street – Suite 2600
Seattle, WA 98101

EXECUTOR'S SPECIAL WARRANTY DEED

1.1 THE GRANTOR, THE ESTATE OF ALVIN J. BURKE, deceased, by its Personal Representative, Mary L. Brose (King County Superior Cause No. 00-4-03397-1 SEA) for and in consideration of love and affection and pursuant to the terms of the decedent's will and by way of distribution does hereby grant, bargain, sell, convey, and confirm to decedent's children, TERRANCE J. BURKE, KELLY MICHAEL BURKE and MOLLY ANNE BURKE (“Grantees”) in equal one-third (1/3) shares each in their separate estates, subject to the rights of first refused set forth in paragraph 2 below, the following described real estate situated at 11838 Marine Drive, Anacortes, Skagit County, state of Washington, and legally described as follows (the “Property”):

A portion of Tract (D) Plat of Rancho San Juan del mar, Subdivision No. (1), according to the recorded plat thereof in volume 5 of Plats, Page 27, records of Skagit County, Washington, described as follows:

Beginning at the corner which is common to Lot 20, Lot 21, and Tract (D) in said plat; thence N 86°31'30" E a distance of 176.36 feet to the westerly line of the County Road; thence S18° 46' E along said road 149.58 feet; thence S77° 28'W a distance of 231.02 feet to the westerly line of said Tract (D); thence N 0° 26'E a distance of 178.79 feet to the point of beginning.

2.1 Offer to Sell. If any or all of the Grantees or their successor(s)-in-interest, desires to sell his or her interest and makes or receives a written offer therefor (the “Selling Grantee”) which the Selling Grantee intends to accept or act upon (the “Offer”), the Selling Grantee before accepting or making such Offer shall first notify the remaining Grantees holding an interest in the Property and provide each of them with a copy of the Offer. The Offer must contain all material terms relating to the purchase and sale, including the name of the proposed transferee/purchaser. The consideration set forth in the Offer must be entirely monetary and payable in cash at the proposed closing.



2.2 Right of First Refusal.

(a) After receiving a copy of the Offer, each of the remaining Grantees shall have seven (7) days within which to deliver to the Selling Grantee their written election to purchase their proportionate share of the offered property interest upon the terms and conditions set forth in the Offer. Failure of any remaining Grantee to give such notice within the required period shall be deemed to be a decision not to exercise the option and shall terminate the option of such Grantee. If any remaining Grantee fails to exercise the option, the Grantees who have exercised their options shall have a series of 7 day periods in which to elect to purchase their proportionate share of all of the interest that other Grantees have not elected to purchase.

(b) If the remaining Grantees do not elect to purchase all of the interest of the Selling Grantee as provided herein, the Selling Grantee shall offer the interest to Mary Lou Brose and Anne Maria Hendrickson, who shall have a period of seven (7) days in which to elect to purchase the interest. If none of the foregoing elect to purchase all of the interest of the Selling Grantee, as provided herein, the Selling Grantee may effect the purchase and sale to the purchaser identified in the Offer and upon terms and conditions set forth in the Offer, but not otherwise.

(c) If any of the foregoing elect to purchase the interest offered by the Selling Grantee, they shall purchase all of such interest within the time period set forth in the Offer or within 30 days of completion of the written election process set forth in this Section 2, whichever is later.

3. The Grantor for the estate and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude 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, it will forever warrant and defend the said described real estate.

DATED this 30th day of October, 2000.

THE ESTATE OF ALVIN J. BURKE

By: Mary L. Brose
Mary L. Brose
Personal Representative



200011140001
, Skagit County Auditor

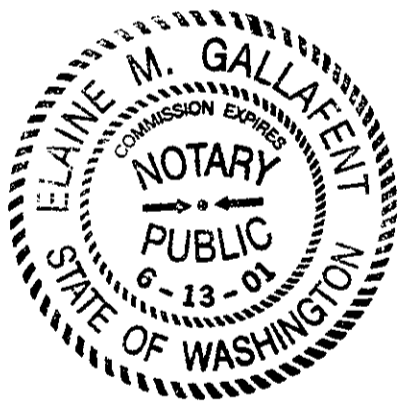
STATE OF WASHINGTON

COUNTY OF KING

) ss.
)

On this day personally appeared Mary L. Brose, Personal Representative for the estate of Alvin J. Burke to me 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 purposes therein mentioned, for and on behalf of the estate of Alvin J. Burke and on oath said Personal Representative stated that he/she was authorized to execute said deed as a distribution under the terms of the will of Alvin J. Burke, decedent.

GIVEN under my hand and official seal 30 day of October, 2000.



Elaine M. Gallafent

Printed Name: ELAINE M GALLAFENT

Notary Public in and for the state of Washington, residing at Seattle

My appointment expires: 6-13-01

38138
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

NOV 13 2000

Amount Paid \$ 0
Skagit County Treasurer
By: *m em* Deputy



200011140001

, Skagit County Auditor

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