

Return
Name and Address:

Marianne E. Jones
Stoel Rives, LLP
600 University
Seattle, WA 98101



200012200072
, Skagit County Auditor

12/20/2000 Page 1 of 7 3:46:19PM

Document Title: Special Warranty Deed

LAND TITLE COMPANY OF SKAGIT COUNTY

095256

Recording numbers of related documents on page ___ of document

NAME OF GRANTOR(S):
(Last name first)

1. Isabel Ann Watson, Co-Trustee
2. Paul L. Cabassa, Co-Trustee

Additional names on page 1 of document
(Last name first)

NAME OF GRANTEE(S):
(Last name first)

1. Gusa, William R
2. Gusa, Diane L, Husband and wife

Additional names on page _____ of document
(Last name first)

ABBREVIATED LEGAL DESCRIPTION:

Lot 10, Stockfleth's Skyridge Replat

Additional or complete legal description is on page/exhibit 6 of document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(S):

4201-000-010-0007/P78057

WHEN RECORDED RETURN TO:

Name: Marianne E. Jones
Stoel Rives LLP
Address: 600 University Street, Suite 3600
Seattle, WA 98101-3197

38687
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

DEC 20 2000

SPECIAL WARRANTY DEED

Amount Paid \$ 4,590.00
Skagit County Treasurer
By: DC Deputy

The Grantors, ISABEL ANN WATSON and PAUL L. CABASSA as Co-Trustees of the Trust under the Amended and Restated Declaration of Trust of Isabel F. Wands dated March 22, 1996 (amending and restating trust originally dated November 13, 1992, as amended June 5, 1993), and LUIS J. CABASSA, PAUL L. CABASSA and ISABEL ANN WATSON as residuary beneficiaries under said Trust, for good and valuable consideration, in hand paid, grant, bargain, sell, convey to William R Gusa and Diane L Gusa**, the following-described real property situated in the County of Skagit, State of Washington:
**Husband and Wife

See attached legal description
as attached on Exhibit A

This conveyance is subject to: (1) easements, reservations, restrictions, covenants and conditions of record; (2) taxes and assessments, general and special, not yet due and payable, and (3) rights of the public to parts of the real property, if any, lying in streets and rights of way.

The Grantors, for themselves and for their successors in interest, do by these presents expressly limit the covenants of this Deed to those herein expressed, exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under the Grantor, and not otherwise, will warrant and defend the title to the above-described real property.



200012200072

Skagit County Auditor

EXHIBIT "A"

LOT 10, "REPLAT OF LOTS 9 & 10 IN THE ASSESSOR'S REPLAT OF STOCKFLETH'S SKYRIDGE", AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 34, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

INITIAL
IAW

Isabel Ann Watson

INITIAL
PLC

Paul L Cabassa

INITIAL
PLC

Luis L Cabassa



200012200072

, Skagit County Auditor

DATE: Dec. 14, 2000

Isabel Ann Watson
ISABEL ANN WATSON, Co-Trustee under
the Isabel F. Wands Amended and Restated
Declaration of Trust dated March 22, 1996

DATE: Dec. 18, 2000

Paul L. Cabassa
PAUL L. CABASSA, Co-Trustee under the
Isabel F. Wands Amended and Restated
Declaration of Trust dated March 22, 1996

DATE: Dec. 14, 2000

BENEFICIARIES:
Isabel Ann Watson
ISABEL ANN WATSON

DATE: Dec. 18, 2000

Paul L. Cabassa
PAUL L. CABASSA

DATE: Dec. 15, 2000

Luis J. Cabassa
LUIS J. CABASSA



STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

On this day personally appeared before me ISABEL ANN WATSON, 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 uses and purposes therein mentioned.

Given under my hand and official seal this 14 day of December, 2000.



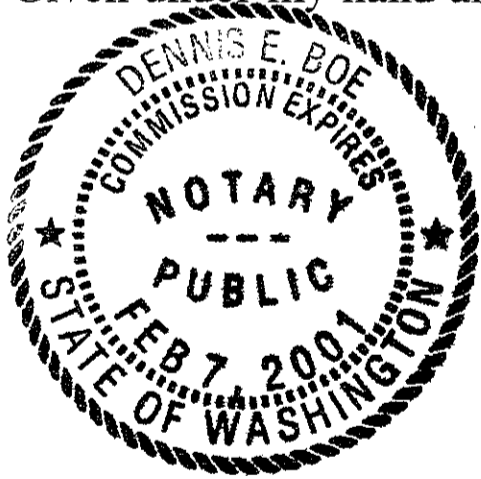
Signature: Dennis E. Boe
Name (Print): DENNIS E. BOE
NOTARY PUBLIC in and for the State of
Washington, residing at Mount Vernon
My appointment expires: Feb 07, 2001

STATE OF ~~FLORIDA~~)
Washington) ss.
COUNTY OF Skagit)

I certify that I have satisfactory evidence that
~~On this day personally appeared before me~~ LUIS J. CABASSA, to me known to be the

individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 15 day of December, 2000.



Signature: Luis J. Cabassa
Name (Print): Luis J. Cabassa

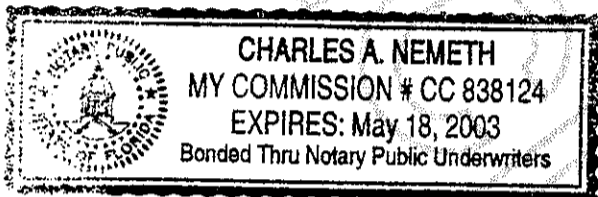
NOTARY PUBLIC in and for the State of
Washington ~~Florida~~, residing at Mount Vernon
My appointment expires: Feb 07, 2001



STATE OF FLORIDA)
) ss.
COUNTY OF Alachua)

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

Given under my hand and official seal this 18 day of December, 2000.



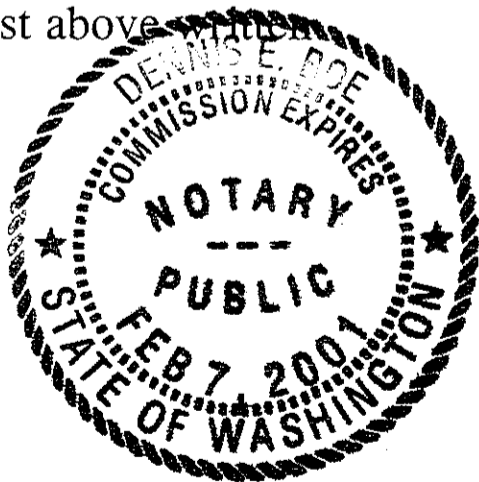
Signature: [Handwritten Signature]
Name (Print): Charles A. Nemeth
Paul L. Cabassa

NOTARY PUBLIC in and for the State of Florida, residing at Gainesville, Fl.
My appointment expires: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

On this 14 day of December, 2000, before me personally appeared ISABEL ANN WATSON, to me personally known to be the Co-Trustee of the ISABEL F. WANDS Amended and Restated Declaration of Trust, that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said trust for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.



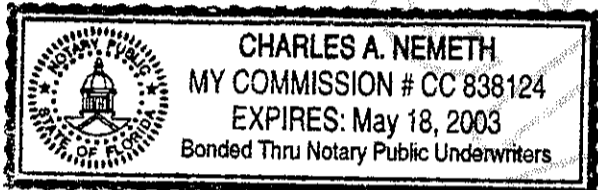
Signature: [Handwritten Signature]
Name (Print): DENNIS E. BOE
NOTARY PUBLIC in and for the State of Washington, residing at Mam + Vernon
My appointment expires: Feb 07, 2001



STATE OF FLORIDA)
) ss.
COUNTY OF Alachua)

On this 18 day of December, 2000, before me personally appeared PAUL L. CABASSA, to me personally known to be the Co-Trustee of the ISABEL F. WANDS Amended and Restated Declaration of Trust, that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said trust for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.



Signature: [Handwritten Signature]
Name (Print): Charles A. Nemeth
NOTARY PUBLIC in and for the State of
Florida, residing at Gainesville, FL
My appointment expires: _____

