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, Skagit County Auditor

9/18/2001 Page 1 of 2 8:46:32AM

RETURN TO:

SCHACHT & HICKS
ATTORNEYS AT LAW
PO BOX 1165
MOUNT VERNON WA 98273

DOCUMENT: Statutory Warranty Deed
GRANTOR: ESTATE OF JOHN P. PITTINGTON, Deceased
GRANTEE: GARDNER, VELMA, as her separate property
ABBREVIATED LEGAL DESCRIPTION: Portion NE 1/4 of the NE 1/4 Sec. 14, Township 34 North, Range 3 E.W.M.
ADDITIONAL LEGAL DESCRIPTION ON PAGE 1 OF DOCUMENT.
ASSESSOR'S TAX PARCEL NUMBER: 340314-0-039-0006/P271879

LAND TITLE COMPANY OF SKAGIT COUNTY

STATUTORY WARRANTY DEED

THE GRANTOR, Estate of JOHN P. PITTINGTON, deceased, (also known as J. P. PITTINGTON) for and in consideration of partial distribution under the Will of JOHN P. PITTINGTON, deceased, in hand paid, grants, bargains, conveys and conforms to VELMA GARDNER, as her separate property, the following described real estate, situate in the County of Skagit, State of Washington:

A tract of land in the NE 1/4 of the NE 1/4 of Sec. 14, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Southeast corner of said NE 1/4 of the NE 1/4; thence North 88°28' West along the south line of said NE 1/4 of the NE 1/4 308 feet; thence North 0°55' East 110 feet; thence South 88° East 308 feet; thence South 0°55' West along the East line of said Section 14, 110 feet to the point of beginning. EXCEPT that part thereof lying within the boundaries of the county road right of way long the East line of said section, and ALSO EXCEPT ditch rights of way, if any.

SUBJECT TO easements, restrictions and reservations of record.

The conveyance is made pursuant to the terms and conditions of the Last Will and Testament of JOHN P. PITTINGTON, deceased, and to evidence distribution of the real estate above-described, in accordance with the terms and conditions of the Will of the decedent duly admitted to probate in the Superior Court of the State of Washington for Skagit County in Cause No. 01 4 0015 9.

