

Return To: Warren M. Gilbert
314 Pine St., Matheson Bldg.
Mount Vernon, WA 98273



200204020017
Skagit County Auditor

4/2/2002 Page 1 of 2 9:20AM

SPECIAL WARRANTY DEED

THE GRANTOR, **PALMA LEESER**, conveys and confirms to **THE ESTATE OF MARY ANN FOTLAND**, all present and after acquired interest in and to the following described real property, situated in the County of Skagit, State of Washington, to-wit:

See Attached Legal Description

Ptn. Tract B, Revised Short Plat No. 55-75; 21-33-4
P117134

This conveyance is made pursuant to a plan of distribution of assets of the Estate of **MARY ANN FOTLAND**, deceased, Skagit County Probate Cause No. 00-4-00172-0.

DATED this 29 day of March, 2002.

#1372
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Palma J. Leeser

PALMA LEESER

APR 02 2002

STATE OF WASHINGTON

Amount Paid \$
Skagit Co. Treasurer

COUNTY OF SKAGIT

By) *[Signature]* Deputy

On this day personally appeared before me **PALMA LEESER**, 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 29th day of March, 2002.



Sarah Helene Hoboy
Notary Public in and for the State of Washington,
residing at Sedro Woolley
My Commission Expires: 04-19-04

Property Description Summary

PROPERTY ID..... P117134
XREF.ID..... 330421-2-012-0300

LEGAL DESCRIPTION... ACREAGE ACCOUNT, ACRES 1.23, THAT PORTION OF TRACT "B",
REVISED SHORT PLAT NO. 55-75, APPROVED JULY 30, 1979,
RECORDED JULY 31, 1979 IN VOLUME 3 OF SHORT PLATS, PAGE 153,
UNDER AUDITOR'S FILE NO. 7907310042, AND BEING A PORTION OF
THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP
33 NORTH, RANGE 4, DESCRIBED AS FOLLOWS: BEGINNING AT THE
NORTHEAST CORNER OF TRACT "A" OF SAID REVISED SHORT PLAT NO.
55-75; THENCE NORTH 88 DEGREES 20' 02" EAST ALONG THE
EASTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT "A", A
DISTANCE OF 200.00 FEET; THENCE SOUTH, PARALLEL TO THE EAST
LINE OF SAID TRACT "A" A DISTANCE OF 275.00 FEET TO A POINT
THAT IS SOUTH 88 DEGREES 20' 02" WEST A DISTANCE 200.00 FEET
FROM THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 88
DEGREES 20' 02" WEST, ALONG THE SOUTH LINE OF SAID TRACT
"B", A DISTANCE OF 200.00 FEET TO THE SOUTHEAST OF 200.00
FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH
1 DEGREES 36' 00" WEST, ALONG THE EAST LINE OF SAID TRACT
"A", A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING.
EXCEPT THAT PORTION OF TRACT "B", REVISED SHORT PLAT NO.
55-75, APPROVED JULY 30, 1979, RECORDED JULY 31, 1979 IN
VOLUME 3 OF SHORT PLATS, PAGE 153, UNDER AUDITOR'S FILE NO.
7907310042, AND BEING A PORTION OF THE NORTH 1/2 OF THE
NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 4
EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE
NORTHEAST CORNER OF TRACT "C" OF SAID REVISED SHORT PLAT NO.
55-75; THENCE SOUTH 1-35-00 EAST ALONG THE EAST LINE OF SAID
TRACT "C" 116.68 FEET TO THE SOUTHEAST CORNER OF SAID TRACT
"C"; THENCE SOUTH 69-35-09 EAST 149.88 FEET; THENCE EAST 250
FEET, MORE OR LESS TO THE CENTERLINE OF AN UNNAMED CREEK;
THENCE NORTHERLY ALONG SAID CENTERLINE TO THE SOUTH LINE OF
LOT 2, SHORT PLAT NO. 99-0009 AS RECORDED FEBRUARY 14, 2000,
UNDER AUDITOR'S FILE NO. 200002140159 AND BEING A PORTION OF
THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 21, TOWNSHIP
33 NORTH, RANGE 4 EAST, W.M.; THENCE ALONG THE SOUTH LINE OF
SAID LOT 2 AND THE SOUTH LINE OF LOT 1 OF SAID SHORT PLAT
NO. 99-0009 TO THE POINT OF BEGINNING.

SITUS ADDRESS.....

OWNER NAME..... LEESER PALMA J
OWNER ADDR 2..... 20136 STATE ROUTE 534
CITY, STATE ZIP.... MOUNT VERNON WA 98274

1 records listed.



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4/2/2002 Page 2 of 2 9:20AM