

3

200204170121
Skagit County Auditor
4/17/2002 Page 1 of 3 2:44PM

After recording return document to:

YOUNGQUIST & BETZ
904 South Third
Mount Vernon, WA 98273

DOCUMENT TITLE: Special Warranty Deed

REFERENCE NUMBER OF RELATED DOCUMENT:

GRANTOR(S): Steven C. Wirth, Personal Representative of the Estate of C. William Kempthorn

ADDITIONAL GRANTORS ON PAGE OF DOCUMENT.

GRANTEE(S): Steven C. Wirth, a single man

ADDITIONAL GRANTEES ON PAGE OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION: Tract 2, Short Plat No. 34-82

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

ASSESSOR'S TAX/PARCEL NUMBER(S): 3867-000-073-1808 (R62798)

SPECIAL WARRANTY DEED

THE GRANTOR, STEVEN C. WIRTH, Personal Representative of the ESTATE OF C. WILLIAM KEMPTHORN, Deceased, for and in fulfillment of the conditions set forth in the Last Will and Testament of C. WILLIAM KEMPTHORN, grants, bargains, sells, conveys and confirms to STEVEN C. WIRTH, a single man, decedent's community one-half (1/2) interest in the following-described real estate situate in the County of Skagit, State of Washington:

Tract 2 of Short Plat No. 34-82, approved January 24, 1983 and recorded January 25, 1983, under auditor's file No. 8301250001, in Volume 6 of Short Plats, page 44, records of Skagit County, Washington, being located in the West three-quarters of the West Half of Tract 73, of the Plat of the Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

SUBJECT TO easements, restrictions and reservations of record.

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, he will forever warrant and defend the said-described real estate.

IN WITNESS WHEREOF, said Personal Representative has caused this instrument to be executed this 9th day of APRIL, 2002.

#1565
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 12 2002

Amount Paid \$ 0
By [Signature] Skagit Co. Treasurer
Deputy

[Signature]
STEVEN C. WIRTH
Personal Representative



200204170121

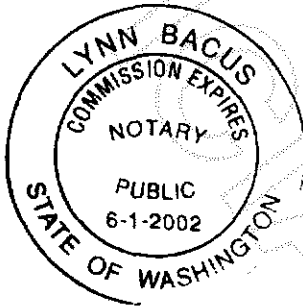
Skagit County Auditor

4/17/2002 Page 2 of 3 2:44PM

STATE OF WASHINGTON)
: SS
COUNTY OF SKAGIT)

On this day personally appeared before me, STEVEN C. WIRTH, 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 9th day of April, 2002.



Lynn Bacus

Notary Public in and for the State of Washington,
residing at Mount Vernon
My commission expires: 6-1-02

