



200206130033

Skagit County Auditor

6/13/2002 Page 1 of 3 10:12AM

After recording return document to:

YOUNGQUIST & BETZ
904 South Third
Mount Vernon, WA 98273

DOCUMENT TITLE: Special Warranty Deed

REFERENCE NUMBER OF RELATED DOCUMENT: 200102150032

GRANTOR(S): Ginger L. Hyatt Huscusson,
Personal Representative of the Estate of Gary L. Hyatt

ADDITIONAL GRANTORS ON PAGE OF DOCUMENT.

GRANTEE(S): Ginger L. Hyatt, a single woman; David C. Hyatt, a married man, as his separate property; and Clinton W. Hyatt, a married Man, as his separate property; each as to an undivided one-third (1/3) interest

ADDITIONAL GRANTEES ON PAGE OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION: Ptn. of SW ¼ of SE ¼, Sec. 10,
Twp. 35 N, R 3 EWM

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

ASSESSOR'S TAX/PARCEL NUMBER(S): 350310-4-007-0108/R34046

SPECIAL WARRANTY DEED

THE GRANTOR, GINGER L. HYATT HUSCUSSON, as Personal Representative of the Estate of GARY L. HYATT, Deceased, for and in fulfillment of the conditions set forth in the Last Will and Testament of GARY L. HYATT, grants, bargains, sells, conveys and confirms to GINGER L. HYATT, a single woman; DAVID C. HYATT, a married man, as his separate property; and CLINTON W. HYATT, a married man, as his separate property the following-described real estate situate in the County of Skagit, State of Washington:

The South 495 feet of the Southwest 1/4 of the Southeast 1/4, Section 10, Township 35 North, Range 3 E.W.M., EXCEPT The West 495 feet thereof; EXCEPT the East 440 feet thereof; ALSO EXCEPT road and ditch rights-of-way.

SUBJECT TO: a lien recorded under Auditor's File No. 200102150032.

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

IN WITNESS WHEREOF, said Personal Representative has caused this instrument to be executed this 12 day of June, 2002.

2018
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 13 2002

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

[Signature]
GINGER L. HYATT HUSCUSSON,
Personal Representative



200206130033
Skagit County Auditor

