

After recording return to:
Flora Ryan
4808 Hobson Road
Bow, WA 98232



200207160100

Skagit County Auditor

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SPECIAL WARRANTY DEED

Grantor: Jessica Ryan, acting as Personal Representative
of the Estate of Delbert O. Ryan.

Grantee: Flora Ryan, an unmarried woman.

Legal Description: The Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36, Township 36
North, Range 3 East, except county road right of way.

Skagit County tax parcel number: P48765; cross-reference number 360336-1-002-0009.

THE GRANTOR, Jessica Ryan, in her capacity as the duly appointed, qualified and acting Personal Representative for the estate of Delbert O. Ryan, in Skagit County Cause No. 02-4-00001-1, and not in her individual capacity, in distribution of said estate, does grant, bargain, and convey and confirm to Flora Ryan, an unmarried woman, as GRANTEE, all of the decedent's interest in and to the real property situated in the County of Skagit, State of Washington, and legally described as follows:

The Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36, Township 36 North, Range 3 East, except county road right of way; with a Skagit County tax parcel number of P48765, and a cross-reference number of 360336-1-002-0009.

The Grantor, for herself and for her successors in interest, 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, and will forever warrant and defend the said described real estate.

Dated this 5th day of ~~June~~ ^{July}, 2002.

Jessica Ryan, P.R.
Jessica Ryan, Personal Representative

3203
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 16 2002

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

STATE OF WASHINGTON)

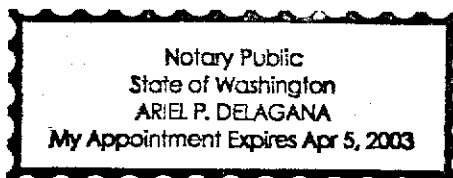
: ss

County of King)

I certify that I know or have satisfactory evidence that Jessica Ryan is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument, and acknowledged it as the Personal Representative of the Estate of Delbert O. Ryan, deceased, to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated July 5, 2002

[Signature]
Notary Public in and for the State
of Washington residing at Seattle
My Commission Expires: April 5, 2003



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