

Filed for Record at Request of:  
Gary T. Jones  
P.O. Box 1245  
Mount Vernon, WA 98273



200212200122  
Skagit County Auditor

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## **SPECIAL WARRANTY DEED**

THE **GRANTOR**, MYRTLE N. O'BRIEN, surviving spouse, and RONALD TINGLEY, personal representative of the Estate of MALCOLM P. O'BRIEN, deceased, Skagit County Cause No. 02-4-00233-1, in partial fulfillment of the residuary bequest of the decedent's Last Will and Testament, does hereby grant and convey to RONALD TINGLEY, Trustee of the Family Trust created by the Will of Malcolm O'Brien dated December 6, 2001, that certain real property situated in Skagit County, Washington, legally described as follows:

Lot 21, Block 4, "ALBERT BALCH'S WEDGEWOOD, AN ADDITION TO MOUNT VERNON, WASHINGTON", as per plat recorded in Volume 7 of Plats, page 24, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Assessor's Account Numbers: 3766-004-021-0005; P54797

The Grantor estate, for itself and for its successors in interest, does by these presents expressly limit the covenants of the deed to those herein expressed and exclude all covenants arising or to arise, by statute or other implication, and does hereby covenant that against all persons lawfully claiming or to claim by, through, or under said Grantor and not otherwise, the Estate will forever warrant and defend the said described real estate.



STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me MYRTLE N. O'BRIEN to me known to be the person that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said person, for the uses and purposes therein mentioned.

Given under my hand and official seal this 19<sup>th</sup> day of December, 2002.



Gary T. Jones  
Notary Public, State of Washington  
Residing at: Mount Vernon  
My commission expires: 3/10/2006



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