RETURN TO: SCHACHT & HICKS ATTORNEYS AT LAW PO BOX 1165 MOUNT VERNON WA 98273



211:35AM

DOCUMENT TITLE: Statutory Warranty Deed GRANTOR: ESTATE OF VAL D. MARTIN, Deceased GRANTEE: MARTIN, DIANE M., as her separate estate ABBREVIATED LEGAL DESCRIPTION: Lot 4, Plat of Park Crest Div. No. II

ADDITIONAL LEGAL DESCRIPTION ON PAGE 1 OF DOCUMENT

ASSESSOR'S TAX PARCEL NUMBER: 4550-000-004-0003/P95757

## STATUTORY WARRANTY DEED

THE GRANTOR, Estate of VAL D. MARTIN, deceased, for and in consideration of partial distribution under the Will of VAL D. MARTIN, deceased, in hand paid, grants, bargains, conveys and confirms to the DIANE M. MARTIN, as her separate estate, the following described real estate, situate in the County of Skagit, State of Washington:

Lot 4, "PLAT OF PARK CREST DIV. NO. II", as per plat recorded in Volume 14 of Plats, pages 164 and 165, records of Skagit County, Washington.

The conveyance is made pursuant to the terms and conditions of the Last Will and Testament of VAL D. MARTIN, deceased, and to evidence distribution of the real estate above-described, in accordance with the terms and conditions of the Will of the decedent duly admitted to probate in the Superior Court of the State of Washington for Skagit County in Cause No. 02-4-00143-2.

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX #29 JAN 0 3 2003 Amount Paid SC Skagit Co.\_Treasurer A A Deputy Bγ

The grantor 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 statutory or other implications, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said grantor, and not otherwise, it will forever warrant and defend the said described real estate.

DATED: January 2, 2003.

Estate of VAL D. MARTIN, deceased

M. Martin, Personal Representative

STATE OF WASHINGTON

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that DIANE M. MARTIN, as personal representative of the estate of VAL D. MARTIN, deceased, is the person who appeared before me, and said person acknowledged she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

SS.

January 2, 2003. DATED KAY L. NEGLEY Printed name: Notary Public in and for the State of Washington, residing at Mount Vernon My appointment expires: 3/15/2004

200301030062 Skagit County Auditor

2 of

211:35AM

1/3/2003 Page