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3 11:35AM

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

DOCUMENT TITLE:

Statutory Warranty Deed

GRANTOR: ESTATE OF VAL D. MARTIN, Deceased

GRANTEE: MARTIN, DIANE M., as her separate estate

ABBREVIATED LEGAL DESCRIPTION: Lots 3 and 4, Block 12, Gates 2nd

Addition to Mount Vernon

ADDITIONAL LEGAL DESCRIPTION ON EXHIBIT A OF DOCUMENT.

ASSESSOR'S TAX PARCEL NUMBER: 3700-012-004-0008

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:

That certain real estate described on EXHIBIT A attached hereto and by reference made a part hereof.

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

> > JAN 0 3 2003

Amount Paid \$

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

By Sine M. Martin

DIANE M. MARTIN, Personal Representative

STATE OF WASHINGTON

ss.

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.

DATED: January 2, 2003.

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

> 200301030063 Skagit County Auditor

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Lots 3 and 4, Block 12, "GATES 2ND ADDITION TO MOUNT VERNON", according to the recorded plat thereof, in the office of the auditor of Skagit County, Washington, in Volume 2 of Plats, page 98.

And the right to use the wall located on the North side of Lot 2 in said Block 12, for any building that may be constructed on said Lots 3 and 4, after February 20, 1928.

EXCEPT the Easterly 6 feet of said Lots 3 and 4 and the North half of said Lot 2, heretofore conveyed to the City of Mount Vernon for alley.

Tax Parcel 3700-012-004-0008 Pacific Pride Mount Vernon

EXHIBIT A

