



200301070005

Skagit County Auditor

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5 8:32AM

After recording return document to:

YOUNGQUIST & BETZ
904 South Third
Mount Vernon, WA 98273

DOCUMENT TITLE: Special Warranty Deed

REFERENCE NUMBER OF RELATED DOCUMENT:

GRANTOR(S): Frances L. Hansen, Personal Representative of the
Estate of David L. Hansen

ADDITIONAL GRANTORS ON PAGE OF DOCUMENT.

GRANTEE(S): Frances L. Hansen, Trustee of the David L. Hansen Credit Trust

ADDITIONAL GRANTEES ON PAGE OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION: "A": Lots 11, 12 & 13, Blk 24; "B": Ptn.
Of Lots 12 & 13, Blk 25; and Lots 1 & 2, Blk 25; "C": Lots 7, 8, 9
& 10, Blk 26; and "D": Lots 11 & 12, Blk 26; all in AMENDED
PLAT OF BURLINGTON

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 4 & 5 OF DOCUMENT.

ASSESSOR'S TAX/PARCEL NUMBER(S): P71462, P71463, P71458, P71452

SPECIAL WARRANTY DEED

THE GRANTOR, FRANCES L. HANSEN, as Personal Representative of the Estate of DAVID L. HANSEN, Deceased, for and in fulfillment of the conditions set forth in the Last Will and Testament of DAVID L. HANSEN, grants, bargains, sells, conveys and confirms decedent's community one-half (1/2) interest to FRANCES L. HANSEN, Trustee of the DAVID L. HANSEN CREDIT TRUST, the following-described real estate situate in the County of Skagit, State of Washington:

(See attached Exhibit "A" for legal description)


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.

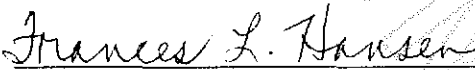
IN WITNESS WHEREOF, said Personal Representative has caused this instrument to be executed this 31st day of December, 2002.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#78

JAN 06 2003

Amount Paid \$
Skagit Co. Treasurer
By  Deputy


FRANCES L. HANSEN
Personal Representative

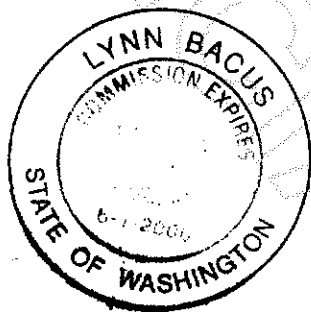


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STATE OF WASHINGTON)
 : SS
COUNTY OF SKAGIT)

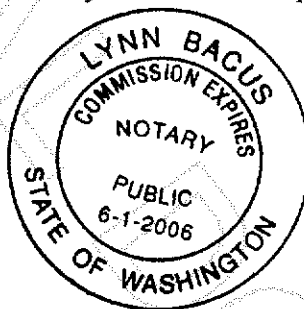
On this day personally appeared before me, FRANCES L. HANSEN, known to be the individual described in and who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 31st day of December, 2002.



Lynn Bacus

Notary Public in and for the State of Washington,
residing at Mount Vernon
My commission expires: 6-1-06



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EXHIBIT "A"

PARCEL "A" (P71452):

Lots 11, 12 and 13, Block 24, AMENDED PLAT OF BURLINGTON, as per plat recorded in volume 3 of Plats, page 17, records of Skagit County.

PARCEL "B" (P71458):

The North 46 feet, more or less, of Lots 12 and 13, Block 25, AMENDED PLAT OF BURLINGTON, as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, more definitely described as extending from the North boundary line of said Lots as heretofore established by agreement between George F. Knutzen et al, and Mabel E. Moody, as widow et al, which agreement is recorded in the office of the County Auditor of Skagit County, Washington, in Volume 144 of Deeds, page 552, under Auditor's File No. 208278, Southward a distance of 46 feet, more or less, to the center of the fourth row, from the North, of supporting posts (exclusive of the North wall) extending East and West on the first floor of the warehouse, as the same existed on July 2, 1945, upon said Lots, which said South boundary is the center of the fifth row, from the South of supporting poses (exclusive of the South wall, extending East and West on the first floor of the said warehouse as the same existed on July 2, 1945, upon said Lots.

Also:

Lots 12 and 13, Block 25, AMENDED PLAT OF BURLINGTON, as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, EXCEPT the North 46 feet, more or less, of Lots 12 and 13 of Block 25, Amended Plat of Burlington, more definitely described as extending from the North boundary line of said Lots as heretofore established by agreement between George F. Knutzen et al, and Mabel E. Moody, a widow et al, which agreement is recorded in the office of the County Auditor of Skagit County, Washington, in Volume 144 of Deeds page 552, under auditor's File No. 208278, Southward a distance of 46 feet, more or less, to the center of the fourth row, from the North, of supporting posts (exclusive of the North wall) extending East and West on the first floor of the warehouse, as the same existed on July 2, 1945, upon said Lots, which said South boundary is the center of the fifth row, from the South of supporting posts



(exclusive of the South wall) extending East and West on the first floor of the said warehouse as the same existed on July 2, 1945, upon said Lots.

Also:

Lots 1 and 2, Block 25, AMENDED PLAT OF BURLINGTON, as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County.

PARCEL "C" (P71462):

Lots 7, 8, 9 and 10, Block 26, AMENDED PLAT OF BURLINGTON, as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County.

PARCEL "D" (P71463):

Lots 11 and 12, Block 26, AMENDED PLAT OF BURLINGTON, as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County.

