

FILED AT REQUEST OF/RETURN TO:
LAW OFFICE OF BRIAN E. CLARK, INC. P.S.
PO BOX 336
MOUNT VERNON, WA 98273



200301280136
Skagit County Auditor

1/28/2003 Page 1 of 4 3:41PM

SPECIAL WARRANTY DEED

Reference #'s:

Grantor(s): **DANIEL DENNY**, Personal Representative
(additional Grantor on page 1)

Grantee(s): **DANIEL DENNY**, a single man

Abbreviated Legal: Ptn of S½ of NE¼ Sec 9, TS 33N, R 3EWM

Additional legal: Exhibit "A"

Tax Account No: P15587; P15566; P15562

THE GRANTOR, **DANIEL DENNY**, in his capacity as the duly appointed, qualified and acting personal representative for the estate of **AMY Y. DENNY**, in Skagit County Cause No. 01-4-00289-9, in distribution of said estate, does grant, bargain, convey and confirm to **DANIEL DENNY**, a single man, as Grantee, all of the decedent's interest in and to the real property situated in the County of Skagit, State of Washington legally described as follows (the "Described Community Property"):

(See Exhibit "A" attached hereto and incorporated herein by this reference)

(Treasurer's Excise Stamp:)

394
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 28 2003

Amount Paid \$
Skagit Co. Treasurer
By Deputy

Grantor hereby confirms and quit claims to **DANIEL DENNY**, a single man, as to the remaining undivided one-half (1/2) interest in the Described Community Property, which interest represents the surviving spouse's one-half (1/2) interest in the property which was the community property of **DANIEL DENNY** and **AMY Y. DENNY**, at the time of death of the decedent.

Dated this 22nd day of January, 2003.

Daniel Denny
Daniel Denny, Personal Representative
Of the Estate of Amy Y. Denny

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Daniel Denny is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the personal representative of the Estate of Amy Y. Denny, deceased, to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 22nd day of January, 2003.



Kate Szurek
Notary Public Kate Szurek
(Type or Print Name of Notary)
My Appt. Expires: 9/15/2006



200301280136
Skagit County Auditor
1/28/2003 Page 2 of 4 3:41PM

**EXHIBIT A
(SPECIAL WARRANTY DEED
ESTATE OF AMY Y. DENNY)**

PARCEL A: P15587

That part of the S ½ of the NE ¼ of Section 9, Township 33 North, Range 3 East, W.M., described as follows:

Beginning at the quarter corner common to Sections 9 and 10 of said Township and Range; thence West along the centerline of said Section 9 a distance 668.39 feet (said point being on the centerline of the county road as conveyed to Skagit County by deed dated June 17, 1957, and recorded July 2, 1957, Volume 287 of Deeds, page 761, under Auditor's File No. 553272); thence North 47°52' West along the centerline of said county road a distance of 475.92 feet; thence North 0°48'00" West a distance of 68.29 feet to the North line of said county road and the true point of beginning of this description; thence from said true point of beginning continue North 0°48'00" West a distance of 392.22 feet; thence South 86°25'30" West to the Northeasterly line of said County road right-of-way, thence South 47°52' East along the Northeasterly line of said county road to the point of beginning.

Situs Address: 14684 Summers Drive, Mount Vernon, WA 98273

PARCEL B: P15566

That portion of Lot 2, Short Plat No. 20-78, Section 9, Township 33 North, Range 3 East, W.M., as approved on June 6, 1978 and recorded on June 7, 1978 under Auditor's File No. 880922, Records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Southeast corner of Government Lot 2 of said Section 9; thence North 89°45'03" West along the South line of said Government Lot 9 a distance of 653.39 feet to the centerline of the county road; thence North 47°54'43" West along said centerline a distance of 475.92 feet; thence North 00°50'43" West a distance of 68.29 feet to the TRUE POINT OF BEGINNING; thence continue North 00°50'43" West a distance of 142.22 feet; thence North 86°22'47" East a distance of 174.24 feet; thence South 00°50'43" East a distance of 312.57 feet; thence North 47°54'43" West a distance of 237.71 feet to the TRUE POINT OF BEGINNING.

Situs Address: None

PARCEL C: P15562

That portion of Lot 2, Short Plat No. 20-78, Section 9, Township 33 North, Range 3 East, W.M., approved on June 6, 1978, and recorded under Auditor's File Number 880922, Records of Skagit County; Washington, being more particularly described as follows:

Commencing at the Northeast corner of the said Lot 2, thence West along the North line thereof and along a curve to the right, running in a Northwesterly direction having a radius of 746.20 feet, through a central angle of 27°03'05" for an arc length of 352.31 feet; thence continues along said North line North 68°24'43" West a distance of 188.22 feet to the Northeast corner of Tract 3 of said Short Plat 20-78 and the true point of beginning; thence South 16°13'30" West along the East line of said Lot 3 a distance of 155.56 feet; thence to continue South 16°13'30" West a distance of 97.35 feet, more or less to a point on a boundary line of said Lot 2; thence North 86°22'47" East a distance of 214.36 feet, more or less to an angle point in said Tract 2 ; thence North 0°50'43" West to the South line of Summers Drive as delineated on the face of said Short Plat 20-78; thence West along the North line of said Lot 2 to the point of beginning.

TOGETHER WITH:

That portion of the SE ¼ of the NE ¼ of Section 9, Township 33 North 3 East, W.M., as described as follows:

Beginning at the quarter corner common to Sections 9 and 10 of said Township and Range; thence West along the centerline of said Section 9 a distance of 668.39 feet (said point being on the centerline of the county road as conveyed to Skagit County by deed dated June 17, 1957 and recorded July 2, 1957, Volume 287 of Deeds, Page 761, under Auditor's file No. 553273); thence northerly 47°52' West along the center line of said county road a distance of 475.92 feet; thence north 0°48'00" West a distance of 68.29 feet to the North line of said county road ; thence from said point continue North 0°48'00" West a distance of 392.22 feet, said point being the true point of beginning of this description; thence North 86°25'30" East 174.24 feet; thence South 0°48'00" East 250 feet; thence South 86°25'30" West 174.24 feet to a point South 0°48'00" East 250 feet from the true point of beginning; thence North 0°48'00" West 250 feet from point of beginning.

Situs Address: None