

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



200302030280
Skagit County Auditor

2/3/2003 Page 1 of 3 4:12PM

SPECIAL WARRANTY DEED

Reference #'s:

Grantor(s): **PATRICIA A. PRUTZMAN**, Personal Representative

Grantee(s): **PATRICIA A. PRUTZMAN**, a married woman as her separate estate

Abbreviated Legal: Rancho San Juan Del Mar Sub-Div 4, Pl 3, TR A & Lt 62

Additional legal: Exhibit A

Tax Account No: 3975-000-062-0000; P68341

THE GRANTOR, **PATRICIA A. PRUTZMAN**, in her capacity as the duly appointed, qualified and acting personal representative for the estate of **AGNES M. HAMILL**, in Skagit County Cause No. 02-4-00051-7, in distribution of said estate, does grant, bargain, convey and confirm to **PATRICIA A. PRUTZMAN**, a married woman as her separate estate, 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:

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

(Treasurer's Excise Stamp:)

530
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 03 2003

Amount Paid \$
Skagit Co. Treasurer
By Deputy

The Grantor, for herself and for her successors in interest, does by these presents expressly limit the covenants of the 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.

Dated this 1-31 day of January, 2003.

Patricia A. Prutzman

Patricia A. Prutzman, Personal Representative
Of the Estate of Agnes M. Hamill

STATE OF WASHINGTON)
COUNTY OF Thurston)

I certify that I know or have satisfactory evidence that Patricia A. Prutzman is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the personal representative of the Estate of Agnes M. Hamill, deceased, to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 31 day of January, 2003.



Kathie S. Nesland
Notary Public

KATHIE S. Nesland

(Type or Print Name of Notary)

My Appt. Expires: 9/15/05



UNOFFICIAL DOCUMENT



EXHIBIT A

LOT 62, SUBDIVISION NO. 4, RANCHO SAN JUAN DEL MAR, AS PER RECORDED PLAT THEREOF IN THE OFFICE OF THE AUDITOR, SKAGIT COUNTY, WASHINGTON, SUBJECT HOWEVER TO ALL CONDITIONS AND RESTRICTIONS AS CONTAINED AND MADE OF RECORD IN SAID PLAT.

TOGETHER WITH THAT PORTION OF LOT 61, RANCHO SAN JUAN DEL MAR, SUB-DIVISION NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGES 19 THROUGH 22, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 61, THENCE NORTH 6°19'30" WEST ALONG THE WEST LINE THEREOF FOR 146.75 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 88°27'30" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 6 FEET; THENCE SOUTHERLY TO THE POINT OF BEGINNING.