

**WHEN RECORDED RETURN TO:**

Ellis M. Carter, Esq.  
Quarles & Brady Streich Lang LLP  
Renaissance One  
2 North Central Avenue  
Phoenix, AZ 85004  
(602) 230-4646



200303030230  
Skagit County Auditor

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**SPECIAL WARRANTY DEED**

**ISLAND TITLE CO.**

For the consideration of Ten and 00/100 Dollars and other valuable consideration, the receipt, adequacy and validity of which is hereby acknowledged, James M. O'Neal and Mary W. O'Neal, husband and wife, (the "Grantors"), do hereby convey to James M. O'Neal and Mary W. O'Neal, as Trustees of the Mike and Mary O'Neal Family Trust of 2002, (the "Grantee"), that certain real property located in Skagit County, Washington, which is legally described as:

Unit A-304, Skyline Court (a condominium), according to amended declaration thereof recorded December 10, 1992 under Auditor's File No. 9212100086, recorded in Volume 15 of Plats, Pages 33 through 37, records of Skagit County, Washington;

Situated in Skagit County, Washington.

Account No. 4581-000-304-0003

**ACCOMMODATION RECORDING**

Grantors for themselves and for their successors in interest do 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 implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantors and not otherwise, they will forever warrant and defend the said described real estate.

EXEMPT PURSUANT TO WAC 458-61-375 (2)(i)

Dated this 20<sup>th</sup> day of February, 2003

GRANTORS:

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#978

MAR 08 2003

Amount Paid \$  
By [Signature] Skagit Co. Treasurer Deputy


[Signature]  
James M. O'Neal


[Signature]  
Mary W. O'Neal

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

On this day personally appeared before me, the undersigned Notary Public, James M. O'Neal to me known to be the individual described in and who executed the within and foregoing instruments, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20 day of FEB, 2003.

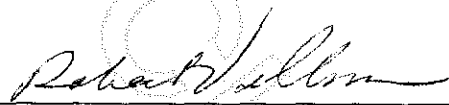
  
\_\_\_\_\_  
Notary Public


My Commission Expires:  
 ROBERT D. VOLTMER  
Notary Public - Arizona  
Maricopa County  
Expires 08/31/05

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

On this day personally appeared before me, the undersigned Notary Public, Mary W. O'Neal to me known to be the individual described in and who executed the within and foregoing instruments, 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 20 day of FEB, 2003.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:  
 ROBERT D. VOLTMER  
Notary Public - Arizona  
Maricopa County  
Expires 08/31/05

Island Title Company has placed  
this document for recording as a  
customer courtesy and accepts no  
liability for its accuracy or validity



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