



200304140202
Skagit County Auditor

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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): Colleen M. Torgeson, Personal Representative of the
Estate of Virginia R. Gilkey

ADDITIONAL GRANTORS ON PAGE OF DOCUMENT.

GRANTEE(S): Heidi J. Torgeson, a single woman

ADDITIONAL GRANTEES ON PAGE OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION: Tract 37, LINDA VISTA
ADDITION

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

ASSESSOR'S TAX/PARCEL NUMBER(S): 3945-000-037-0009/P67238

1727
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 14 2004

Amount Paid 3.00
Skagit Co. Treasurer
By *[Signature]* Deputy

SPECIAL WARRANTY DEED

THE GRANTOR, COLLEEN M. TORGESON, as Personal Representative of the Estate of VIRGINIA R. GILKEY, Deceased, for and in fulfillment of the conditions set forth in the Last Will and Testament of VIRGINIA R. GILKEY, grants, bargains, sells, conveys and confirms to HEIDI J. TORGESON, a single woman, 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 25th day of MARCH, 2003.

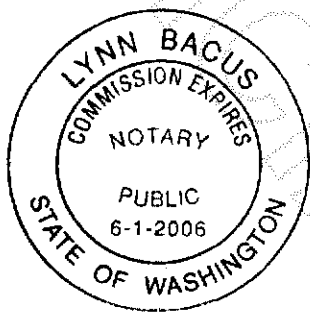

COLLEEN M. TORGESON
Personal Representative



STATE OF WASHINGTON)
: SS
COUNTY OF SKAGIT)

On this day personally appeared before me, COLLEEN M. TORGESON, 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 25th day of March, 2003.



Lynn Bacus

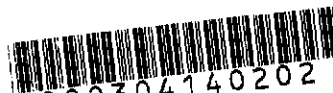
Notary Public in and for the State of Washington,
residing at Mount Vernon



EXHIBIT "A"

Real Estate Tax Account No. 3945-000-037-0009/P67238

Tract Thirty-Seven (37) of LINDA VISTA ADDITION, as per plat
recorded in Volume 7 of Plats, page 74, records of Skagit County.



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