

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



200306030076

Skagit County Auditor

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SPECIAL WARRANTY DEED

Grantor(s): **REBECCA A. HALL**, Successor Trustee of the Vera M Heilman Trust

Grantee(s): **REBECCA A. HALL**, a married woman as her separate property

Additional Grantee: Page 1

Abbreviated Legal: Ptns of Replat of Ridgewood Tracts

Additional legal: Exhibit "A"

Tax ID Nos: P68490, P79735, P29487

THE GRANTOR, **REBECCA A. HALL**, in her capacity as the successor trustee of the VERA M. HEILMAN TRUST under will dated February 2, 1991 and not in her individual capacity, in distribution of said testamentary trust pursuant to its terms, does hereby grant, bargain, sell, convey and confirm to **REBECCA A. HALL**, a married woman as her separate estate as to an undivided one-half interest and to **JEFFREY P. HEILMAN**, a married man as his separate estate as to an undivided one-half interest, as Grantees, in and to all of the Grantor's interest in the following real property situate in the County of Skagit, State of Washington legally described as follows:

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

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, and will forever warrant and defend the said described real estate.

Dated: 4/14/03

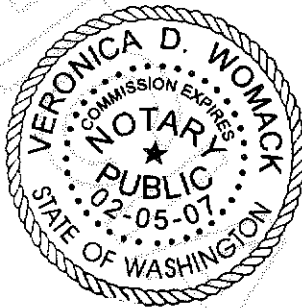
Vera M. Heilman Trust uwd 02/12/1991

By Rebecca A. Hall
Rebecca A. Hall, Successor Trustee

STATE OF WASHINGTON)
COUNTY OF Knap)

I certify that I know or have satisfactory evidence that Rebecca A. Hall 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 successor trustee of the Vera M. Heilman Testamentary Trust uwd 02/12/1991 to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 4-14-03



Veronica D. Womack
Notary Public
Veronica D. Womack
(Type or Print Name of Notary)
My Appt. Expires: 2-5-07

2699
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUN 3 - 2003

Amount Paid \$ 0
By: man Skagit County Treasurer Deputy



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EXHIBIT "A"
Vera Heilman Testamentary Trust Distribution Deed

Parcel A

Lot 7, Ridgewood No. 1
Situate in the County of Skagit, State of Washington

Skagit County Tax Account No. 3984-000-007-0007; P68490

Parcel B

Replat of Ridgewood, Lots 3, 4, and 5 of Tract A
Situate in the County of Skagit, State of Washington

Skagit County Tax Account No. 4353-000-005-0109; P79735

Parcel C

The Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the South 15 feet of the
Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, less platted Ridgewood No. 1,
Lots 3, 4, and 5 and containing 10.28 acres, more or less
Situate in the County of Skagit, State of Washington

Skagit County Tax Account No. 340432-1-022-0000; P29487



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