

Filed for Record at Request of:  
Gary T. Jones  
JONES & SMITH  
P.O. Box 1245  
Mount Vernon, WA 98273



200309120232

Skagit County Auditor

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## SPECIAL WARRANTY DEED

THE GRANTOR, HAZEL M. SITTNER, personal representative of the Estate of GARY L. LINDBERG, deceased, Skagit County Cause No. 01-4-00228-7, in partial fulfillment of the residuary bequest of the decedent's Last Will and Testament, does hereby grant and convey to HAZEL M. SITTNER, a single woman, that certain real property situated in Skagit County, Washington, legally described as follows:

See attached Exhibit "A" and "B" incorporated herein as if fully set forth.

Assessor's Account Numbers: 330426-1-001-0200; P109199  
330426-1-001-0400; P111683

The Grantor estate, for itself and for its successors in interest, does by these presents expressly limit the covenants of the deed to those herein expressed and exclude all covenants arising or to arise, by statute or other implication, and does hereby covenant that against all persons lawfully claiming or to claim by, through, or under said Grantor and not otherwise, the Estate will forever warrant and defend the said described real estate.

DATED this 29<sup>th</sup> day of August, 2003.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#4709  
SEP 12 2003

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

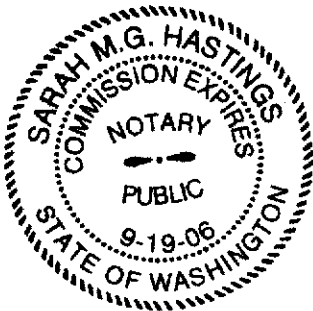
ESTATE OF GARY L. LINDBERG

Hazel M. Sittner  
HAZEL M. SITTNER, Personal Representative

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF Skagit )

On this day personally appeared before me HAZEL M. SITTNER, to me known to be the Personal Representative of the Estate of GARY L. LINDBERG, Deceased, the estate that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said estate, for the uses and purposes therein mentioned.

Given under my hand and official seal this 29<sup>th</sup> day of August, 2003.



Sarah M.G. Hastings  
Notary Public, State of Washington  
Residing at: Mount Vernon  
My commission expires: 9-19-06



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## Exhibit A

### PARCEL "A":

Lot 3, Short Plat No. 95-019, approved August 2, 1996, recorded August 22, 1996, in Book 12 of Short Plats, pages 134 and 135, under Auditor's File No. 9608220061, records of Skagit County, Washington, and being a portion of the East 1/2 of the Northeast 1/4 of Section 26 and of the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 33 North, Range 4 East, W.M.,

EXCEPT those portions of Lot 3, described as follows:

1. Beginning at the Northwest corner of said Lot 3;  
thence South 00 degrees 39'36" East, along the West line of said Lot 3, to an intersection with an existing fence as shown on the face of said Short Plat;  
thence Southeasterly along said existing fence, to its intersection with the West line of Lot 4 of said Short Plat;  
thence North 01 degrees 14'02" West, along the West line of said Lot 4, to the Northwest corner thereof;  
thence North 88 degrees 45'58" East a distance of 466.69 feet to the Northeast corner of said Lot 4;  
thence South 01 degrees 14'02" East a distance of 442.52 feet to the Southeast corner of said Lot 4;  
thence North 88 degrees 45'58" East, along the Easterly extension of the South line of said Lot 4, to the East line of said Lot 3;  
thence North 00 degrees 40'05" West, along the East line of said Lot 3, to the Northeast corner thereof;  
thence South 87 degrees 02'04" West, along the North line of said Lot 3, a distance of 1,303.96 feet to the point of beginning.

2. Beginning at the most Northerly Southeast corner of Lot 4 of said Short Plat No. 95-019;  
thence South 88 degrees 45'58" West, along the South line of said Lot 4, a distance of 197.10 feet;  
thence South 17 degrees 34'29" West a distance of 427.66 feet to the true point of beginning;  
thence continuing South 17 degrees 34'29" West a distance of 124.80 feet to the North margin of State Highway No. 534;  
thence North 46 degrees 43'45" West, along said North margin, a distance of 61.97 feet;  
thence Northeasterly along a non-tangent curve concave to the Northwest whose radius point bears North 43 degrees 16'15" East a distance of 25.00 feet through a central angle of 115 degrees 41'46" an arc length of 50.48 feet;  
thence North 17 degrees 34'29" East a distance of 115.68 feet;  
thence Southeasterly along a non-tangent curve concave to the Northeast whose radius point bears South 72 degrees 25'31" East a distance of 50.00 feet through a central angle of 47 degrees 59'28" an arc length of 41.88 feet;  
thence South 30 degrees 25'00" East a distance of 4.68 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

That portion of Lot 4, Short Plat No. 95-019, approved August 2, 1996, recorded August 22, 1996, in Book 12 of Short Plats, pages 134 and 135, under Auditor's File No. 9608220061, records of Skagit County, Washington, and being a portion of the East 1/2 of the Northeast 1/4 of Section 26 and of the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said Lot 4;  
thence North 01 degrees 14'02" West, along the West line of said Lot 4, to an intersection with the most Southerly "existing fence" as shown on the face of said Short Plat;  
thence Southeasterly, along said existing fence, to its intersection with the South line of said Lot 4;  
thence South 88 degrees 45'58" West, along said South line, to the point of beginning.

Situate in the County of Skagit, State of Washington.



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PARCEL "C":

That portion of Lot 4, Short Plat No. 95-019, approved August 2, 1996, recorded August 22, 1996, in Book 12 of Short Plats, pages 134 and 135, under Auditor's File No. 9608220061, records of Skagit County, Washington, and being a portion of the East 1/2 of the Northeast 1/4 of Section 26 and of the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the most Northerly Southeast corner of said Lot 4;  
thence South 88 degrees 45'58" West, along the South line of said Lot 4, a distance of 197.10 feet;  
thence South 17 degrees 34'29" West a distance of 387.38 feet to the true point of beginning;  
thence Southwesterly along the arc of a curve to the left with a radius of 30.00 feet through a central angle of 47 degrees 59'28" an arc distance of 25.13 feet;  
thence South 30 degrees 25'00" East a distance of 168.13 feet;  
thence South 69 degrees 57'49" West a distance of 20.34 feet;  
thence North 30 degrees 25'00" West a distance of 159.80 feet;  
thence North 17 degrees 34'29" East a distance of 40.28 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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**Exhibit B**

Grantee herein agrees to continue Farm and Agricultural Classification as disclosed by notice recorded May 8, 1974 and March 31, 1976, under Auditor's File Nos. 800472 and 832536, respectively, pursuant to RCW 84.34.

SUBJECT TO: Restrictions set forth in Amended Decree of Dissolution filed in Skagit County Superior Court Cause No. 93-3-00502-1 on June 10, 1996; Notes as set forth on the face of Short Plat No. 95-019; Private Road Use and Maintenance Order recorded August 22, 1996, under Auditor's File No. 9608220062 and filed in Skagit County Superior Court Cause No. 93-3-00502-1; Easement for ingress, egress and utilities over Coyote Lane; Private Road Use and Maintenance Agreement recorded June 19, 1997, under Auditor's File No. 9706190027; Easement recorded June 19, 1997, under Auditor's File No. 9706190028; Easement recorded June 19, 1997, under Auditor's File No. 9706190030; Boundary line adjustment recorded June 26, 1997, under Auditor's File No. 9706260101; Easement recorded June 26, 1997, under Auditor's File No. 9706260102.

