

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



200309150238

Skagit County Auditor

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SPECIAL WARRANTY DEED

THE **GRANTOR**, EDYTHE BELL, as personal representative of the Estate of KENNETH BELL, Skagit County Cause No. 03-4-00017-5, in consideration of distribution of the decedent's community interest, does hereby grant and convey to EDYTHE BELL, Trustee of the KENNETH BELL FAMILY TRUST, under the July 20, 2000 Last Will and Testament of KENNETH BELL, deceased, all right, title and interest of the said Estate in that certain real property situated in Skagit County, Washington, commonly known as 11438 State Route 20, Mount Vernon, Washington 98273 and legally described as follows:

See Attached Exhibit "A" *Sec 12 Twp 34N Rng 2E, Wm*

Assessor's Parcel No. P20293; 340212-0-004-0000
P20292; 340212-0-003-0001

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

DATED this 10 day of Sept, 2003.

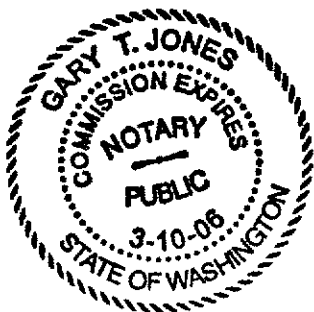
ESTATE OF KENNETH BELL:

Edythe Bell
EDYTHE BELL, Personal Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me EDYTHE BELL,
as the Personal Representative of the Estate of Kenneth Bell, 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 10th day of September, 2003.



Gary T. Jones
Notary Public in and for the State of
Washington residing at: Mount Vernon
My commission expires: 3/10/2006

4754
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

SEP 15 2003

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



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Skagit County Auditor

EXHIBIT "A"

All of that part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 12 lying South of County Road and West of East Slough, and all that part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 12 lying between the County Road and the East Fork of Middle Slough, and all that portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12 lying East of East Fork of said Slough, and all that part of Lot 6, Section 12 lying West of East Slough and Telegraph Slough, and all that part of Lot 4, Section 12 lying East and North of the East Fork of Middle Slough and West of Telegraph Slough, less road, all in Section 12, Township 34 North, Range 2 East, W.M.; all that part of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 12 lying South of the County Road and East of Middle Slough, and all of Lots 2 and 3 in Section 12, lying East of Middle Slough, and all of Lot 2 in Section 13, and all that part of Lot 4 in Section 12 lying South and West of the East Fork of Middle Slough, and all that part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12 lying West of the East Fork of Middle Slough, and all that part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 12 lying South and West of the East Fork of Middle Slough, the said Sections 12 and 13 being in Township 34 North, Range 2 East, W.M.; EXCEPT that portion conveyed to the State of Washington by deed recorded April 14, 1970 under Auditor's File No. 737852.

ALSO EXCEPT a strip of land 50 feet wide condemned by City of Anacortes for water pipeline purposes subject to reserved rights to use of the surface and access to the above-described premises as declared in Skagit County Cause No. 00-2-01183-3 Stipulated Findings of Fact, Conclusions of Law and Judgment and Decree of Condemnation, Parcel No. 15366 dated November 12, 2002.

Situate in the County of Skagit, State of Washington.



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