



200309170143

Skagit County Auditor

9/17/2003 Page 1 of 2 11:37AM

WHEN RECORDED RETURN TO:

JAMES E. ANDERSON P.S.
P.O. BOX 727
ANACORTES, WA 98221

SPECIAL WARRANTY DEED

GRANTOR: ESTATE OF GORDON W. LADWIG,
by Hazel L. Ladwig, Personal Representative

GRANTEES: VERNETTA DUMOND and WAUNDA GORECKE, AKA WAUNDA LEE

LEGAL DESCRIPTION: Lot 11, Block 34, "Map of the City of Anacortes", as per Plat recorded in Volume 2 of Plats, Page 4, records of Skagit County Washington; subject to agreement dated April 11, 1975, recorded October 31, 1975 under Auditor's file number 825611 regarding the cost of removing a chain link fence situate on the county right of way.

TAX PARCEL NO.: P55060, 3772-034-011-0006

THE GRANTOR, ESTATE OF GORDON L. LADWIG, Skagit County Probate cause number 03-4-00233-0, by and through HAZEL L. LADWIG, Personal Representative, in consideration of distribution pursuant to the terms of the decedent's Will, convey and warrant unto VERNETTA DUMOND, as her separate property, and WAUNDA GORECKE, AKA WAUNDA LEE, as her separate property, as GRANTEES, each as to an undivided one half interest, the above described real property. Said property is subject to a life estate interest vested in HAZEL L. LADWIG as provided for in the decedent's Last Will and Testament.

The Warranties contained herein bind only the Estate and not the Personal Representative individually.

DATED this 9th day of SEPTEMBER, 2003.

Hazel L. Ladwig
HAZEL L. LADWIG

SPECIAL WARRANTY DEED - 1

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

On this day personally appeared before me HAZEL L. LADWIG, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

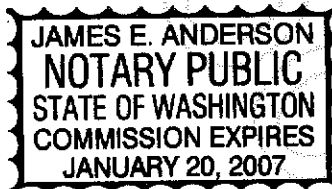
GIVEN under my hand and official seal this 9TH day of SEPTEMBER, 2003.

4787
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 17 2003

Amount Paid \$ 6
Skagit Co. Treasurer
By fp Deputy

James E. Anderson
Notary Public in and for the State
of Washington, residing at
ANACAPTES
My appointment expires: 1/20/07.
JAMES E. ANDERSON
(Printed Name)



SPECIAL WARRANTY DEED - 2



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