

After Recording Return To:
LAW OFFICE OF BRIAN E. CLARK
P. O. Box 336
Mount Vernon, WA 98273



200311040141
Skagit County Auditor

11/4/2003 Page 1 of 4 3:43PM

LAND TITLE COMPANY OF SKAGIT COUNTY

SPECIAL WARRANTY DEED

109286-5

GRANTOR: **ROBERT L. SANDERS**, Individually as to any presumptive community property interest and as Co-Personal Representative of the Estate of **SILFA C. SANDERS**, Deceased

DANIEL P. OLSON, Co-Personal Representative of the Estate of **SILFA C. SANDERS**, Deceased

GRANTEE: **CLAIRE M. ROUNDAL**, a single woman, as to an undivided 2/3 interest

DANIEL P. OLSON, a married man as his separate estate, as to an undivided 1/3 interest

Legal Description;
Abbreviated Form: Tracts 10, 44 & 45, "Plat 1, Sulfer Springs Lake Tracts

Ptn of the 100-ft wide railroad right-of-way, known as the Northern Pacific Railway, running Northerly and Southerly through Govt Lt 9 of Section 6-33N-5E, W.M.

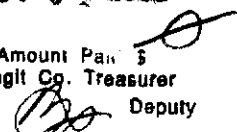
Additional on Page: 2 & 3

Assessors Tax Parcel No: 4024-000-045-0001 (P69862)
4024-000-010-0002 (P69830)

THE GRANTORS, **ROBERT L. SANDERS**, individually as to any presumptive community property interest acquired after his marriage to Silfa C. Sanders and in his capacity as

ORIGINAL

the duly appointed, qualified and acting Co-Personal Representative for the Estate of SILFA C. SANDERS, Deceased, and DANIEL P. OLSON, in his capacity as the duly appointed, qualified and acting Co-Personal Representatives for the Estate of SILFA C. SANDERS, Deceased, and not in his individual capacity, the Estate of SILFA C. SANDERS, Deceased, being filed under Skagit County Superior Court Cause No. 03-4-00056-6, in distribution and settlement of said estate and pursuant to the furtherance of that certain Agreement Among Interested Parties dated October 31, 2003, do hereby grant, bargain, convey and confirm the following undivided fractional interests to the following Grantees, as tenants-in-common; said fractional interests being expressed as a fraction of the entire fee interest:

<p><u>Name of Grantee</u> CLAIRE M ROUNDAL, a single woman DANIEL P. OLSON, a married man as his separate estate</p>	<p><u>Undivided Fractional Interest Conveyed</u> 2/3rd interest 1/3rd interest</p>	<p>SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX # 5934 NOV 04 2003 Amount Paid \$ Skagit Co. Treasurer By  Deputy</p>
--	---	---

in the following described property situated in the County of Skagit, State of Washington, to-wit:

Tax Parcel No. 4024-000-045-0001 (P69862)
(Main Residence and back buildings)

Tracts 10, 44 and 45, "Plat 1, Sulfer Springs Lake Tracts", according to plat recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington, EXCEPT the southerly 2 feet of said Tract 44; ALSO shore lands of the second class, situate in front of, adjacent to, or abutting upon Tracts 44 and 45 of said Plat 1, Sulfer Springs Lake Tracts, EXCEPT that portion thereof in front of the southerly 2 feet of said Tract 44. All situate in Skagit County, Washington.

Tax Parcel No. 4024-000-010-0002 (P69830)
(Parking area east of Sulfer Springs Road)

That portion of the 100-foot wide railroad right-of-way, commonly known as the Northern Pacific Railway, running Northerly and Southerly through Government Lot 9 of Section 6, Township 33 North, Range 5 East, W.M., which lies West of the centerline of said right-of-way and between the Easterly extensions of both the North and South lines of Lot 10 of "SULFER SPRINGS LAKE TRACTS, SKAGIT COUNTY, WASH." as per plat recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington.

SUBJECT TO the deed of trust lien of Washington Mutual for a loan entered contemporaneous with the execution of this deed securing a promissory note in the



amount of \$ 180,000 for which Claire M. Roundal is the obligor and maker and agrees to pay in accordance with the terms thereof.

SUBJECT FURTHER TO: Easements, restrictions and reservations of record.

Grantors, for themselves and for their successors in interest, do by these presents expressly limit the covenants of this deed to those herein expressed and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors, and not otherwise.

This deed may be executed in identical counterparts. For purposes of recording, filing or providing copies of this deed, the counterpart signature pages (and any other pages that are specially marked by the signators) may be inserted into one of the counterparts to create a single original of the entire deed.

DATED: October 31, 2003.

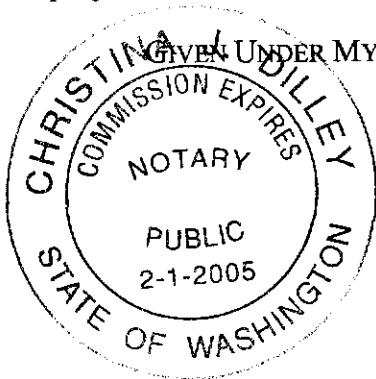
Estate of SILFA C. SANDERS, Deceased

By: Robert L. Sanders
ROBERT L. SANDERS, Co-Personal Representative

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **ROBERT L. SANDERS** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as Co-Personal Representative of the **Estate of SILFA C. SANDERS, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 31st day of October, 2003.



Christina J. Dilley
Printed Name Christina J. Dilley
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 2-1-2005

Special Warranty Deed - 3 -

F:\HOME\BRIANL - Z\SANDERS\estate\Deed, Spc Warranty (sulfer springs).doc



200311040141
Skagit County Auditor

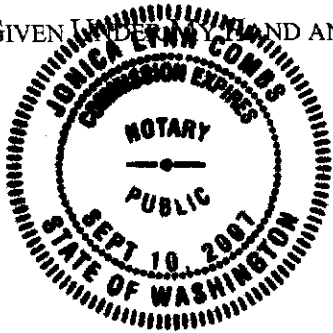
Estate of SILFA C. SANDERS, Deceased

By: *Daniel P. Olson*
DANIEL P. OLSON
Co-Personal Representative

STATE OF WASHINGTON }
COUNTY OF King } ss.

I certify that I know or have satisfactory evidence that DANIEL P. OLSON is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as Co-Personal Representative of the Estate of SILFA C. SANDERS, Deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 21st day of October, 2003.



Jonica Lynn Combs
Printed Name Jonica Lynn Combs
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 9-10-07