

WHEN RECORDED RETURN TO:

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Seattle, WA 98101



200402200055

Skagit County Auditor

2/20/2004 Page 1 of 4 9:10AM

(Cover Sheet)

DOCUMENT TITLE: Special Warranty Deed

GRANTORS: Lenore A. Wailes, individually and in her capacity
as Personal Representative for the Estate of Richard
Donald Wailes

GRANTEE: Lenore A. Wailes, an unmarried woman

ABBREVIATED
LEGAL DESCRIPTION: THE NORTH 200 FEET OF TR 8, SURVEY OF
SINCLAIR, SINCLAIR ISLAND, WA

AND

ACREAGE ACCOUNT, ACRES 18.40, TR 8
SURVEY OF SINCLAIR, SINCLAIR ISLAND,
WA

FULL LEGAL
DESCRIPTION
ON PAGE: 4

ASSESSOR'S TAX
PARCEL NUMBERS: 360109-0-001-0700 and 360109-0-001-0011

SPECIAL WARRANTY DEED

1. GRANTOR. Lenore A. Wailes, individually and in her capacity as Personal Representative of the Estate of Richard D. Wailes.
2. ESTATE. Richard D. Wailes died October 11, 2002 and Lenore A. Wailes, the surviving spouse of Richard D. Wailes, was appointed Personal Representative on November 18, 2002 in the State of Washington Superior Court for King County in Cause No. 02-4-05959-4 SEA (the "probate proceedings").
3. NONINTERVENTION POWERS. By Order of Solvency entered on November 18, 2002 in the probate proceedings, Grantors were authorized to settle the Estate without further court intervention or supervision.
4. DESCRIBED COMMUNITY PROPERTY. The Estate of Richard D. Wailes, Deceased, includes an interest in that certain real property that was held as the community property of Richard D. Wailes and Lenore A. Wailes at the time of the death of Richard D. Wailes, described as follows (the "Described Community Property"):

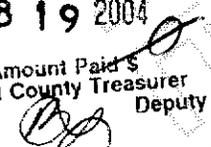
SEE ATTACHED EXHIBIT "A"

5. CONVEYANCE OF SURVIVING SPOUSE'S COMMUNITY ONE-HALF INTEREST IN DESCRIBED COMMUNITY PROPERTY. Grantor hereby grants, bargains, sells, and conveys, an undivided one half (1/2) interest in the described property to Lenore A. Wailes, an unmarried woman, which represents the surviving spouse's one-half (1/2) interest in the Described Community Property.
6. CONVEYANCE OF DECEDENT'S ONE HALF INTEREST. Grantor hereby grants, bargains, sells, and conveys to Lenore A. Wailes, an unmarried woman, decedent's one half (1/2) interest in the Described Community Property.

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

PAID # 719

FEB 19 2004

Amount Paid \$
Skagit County Treasurer
Deputy
By: 



200402200055
Skagit County Auditor

EXHIBIT "A"

That certain real property located in the County of Skagit, State of Washington, legally described as follows:

1. The North 200 feet of Tract 8, Survey of Sinclair AF #68106180002 located in the NW-¼; and
2. Acreage account, acres 18.40, OST#01-0201 AF#200108080020 2001 Tract 8 of the Survey of Sinclair AF #68106180002 Except the North 200 feet.

