



200403170074

Skagit County Auditor

3/17/2004 Page 1 of 4 2:32PM

Document Title:Special Warranty
DeedReference Number :Grantor(s):☐ additional grantor names on page ____

1. Terry E Welch
2. Barbara Welch

Grantee(s):☐ additional grantee names on page ____

1. David m addie
- 2.

Abbreviated legal description:☐ full legal on page(s) ____Pt Bl 16 mV GatesAssessor Parcel / Tax ID Number:☐ additional tax parcel number(s) on page ____3700-016-006-0007
8012-000-022-0100
8012-000-022-0200

Special Warranty Deed

3

WHEN RECORDED MAIL TO:

Ronald J. Trompeter
Eisenhower & Carlson
601 Union Street, Suite 2830
Seattle, WA 98101

LAND TITLE OF SKAGIT COUNTY

1108345E

Grantors: Jerry E. Welch and Barbara Welch

Grantee: David M. Addie

Abbreviated Legal Descriptions: Parcel 1: All interest of Grantors in that real property legally described as: Portion of Block 16, "MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON," as per plat recorded in Volume 2 of Plats, page 98, records of Skagit County, Washington

Parcel 2: All interest of Grantors in the buildings, fixtures and other improvements located on Lot No. 22, PL02-0127, Auditor's File No. 200303040030, Skagit County, Washington; portion of Sec. 3, Township 34 N, Range 3 E, W.M. Sec. 33 and 34, Township 35 N, Range 3 E, W.M.

Tax Parcel Numbers: Parcel 1: 3700-016-006-0007

Parcel 2: 8012-000-022-0100
8012-000-022-0200

SPECIAL WARRANTY DEED

THE GRANTORS, Jerry E. Welch and Barbara Welch, individually and on behalf of their marital community, for and in consideration of Ten and No/100 Dollars in hand



paid and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to David M. Addie, as Grantee, and to Grantee's heirs, successors and assigns, the following described real estate, situated in the County of Skagit, State of Washington:

Parcel 1:

All interest of grantors in the real property legally described as follows:

That portion of Block 16, "MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON," as per plat recorded in Volume 2 of Plats, page 98, records of Skagit County, Washington, lying Westerly of a line drawn parallel with and 65 feet distant Westerly, measured at right angles, from the centerline of Primary State Highway No. 1, Conway Junction to Junction of Primary State Highway No. 1, North of Burlington, the specific details concerning all of which are to be found within that certain map of definite location now of record and on file in the office of Director of Highways at Olympia, and bearing date of approval January 27, 1953, revised May 15, 1953, June 9, 1953, and May 25, 1954,

EXCEPT railroad right of way,

AND ALSO EXCEPT that portion thereof conveyed to the State of Washington for highway purposes by deed recorded under Auditor's File No. 784975, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Parcel 2:

All interest of grantors in the buildings, fixtures and other improvements on the real property legally described as follows:

Lot 22, AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1, PL02-0127, dated February 28, 2003, recorded March 4, 2003, under Auditor's File No. 200303040030, records of Skagit County, Washington; and being a portion of Section 3, Township 34 North, Range 3 East, W.M., and of Sections 33 and 34, Township 35 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

This deed is subject to the encumbrances listed on the attached Exhibit B.



The Grantors for themselves and for their successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantors and not otherwise, will forever warrant and defend the said described real estate, except for the encumbrances listed on the attached Exhibit B.

DATED this 16 day of March, 2004.

#1228
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

#1227
MAR 17 2004

Amount Paid \$ 29,835⁰⁰
Skagit County Treasurer
By: *[Signature]* Deputy

[Signature]
Jerry E. Welch

MAR 17 2004

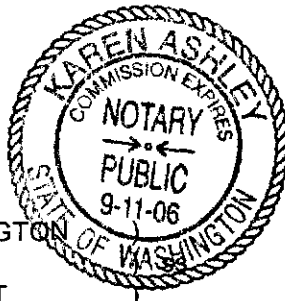
Amount Paid \$ 2670⁰⁰
Skagit County Treasurer
By: *[Signature]* Deputy

[Signature]
Barbara Welch

STATE OF WASHINGTON)
) SS.
COUNTY OF SKAGIT)

On this day personally appeared before me **BARBARA WELCH** to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16th day of March, 2004.

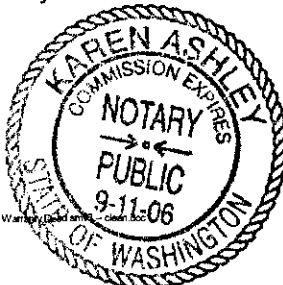


[Signature]
Print Name: Karen Ashley
NOTARY PUBLIC in and for the
State of Washington, residing at Sedro-Woolley

STATE OF WASHINGTON
COUNTY OF SKAGIT

On this day personally appeared before me **JERRY E. WELCH** to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16th day of March, 2004.



[Signature]
Print Name: Karen Ashley
NOTARY PUBLIC in and for the
State of Washington, residing at Sedro-Woolley

CLIENTS R-Z (Sale of Building to Add Special Warranty)

