

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

200403180077
Skagit County Auditor
3/18/2004 Page 1 of 2 12:16PM

SPECIAL WARRANTY DEED

GRANTOR: **RICHARD D. VAN PELT**, Personal Representative of the Estate
of **CAROL L. VAN PELT**, Deceased

GRANTEE: **RICHARD D. VAN PELT**, Trustee of the **CAROL L. VAN
PELT TESTAMENTARY TRUST** uwd 8/07/92

Legal Description;
Abbreviated Form: **FOREST ESTATES LOT 39**

Additional on Page: **2**

Assessor's Tax Parcel No: **3914-000-039-0004 P65454**

THE GRANTOR, **RICHARD D. VAN PELT**, in his capacity as the duly appointed, qualified and acting Personal Representative for the Estate of **CAROL L. VAN PELT, Deceased**, under Skagit County Superior Court Cause No. 03 4 00066 3, and not in his individual capacity, in distribution of said estate, hereby grants, bargains, conveys and confirms to **RICHARD D. VAN PELT, as Trustee of the CAROL L. VAN PELT TESTAMENTARY TRUST uwd 8/07/92**, as GRANTEE, all of the decedent's undivided one-half interest in and to the certain real property, which was the community property of **RICHARD D. VAN PELT**, (the "surviving spouse") and **CAROL L. VAN PELT**, (the "decedent") at the time of death of the decedent, situated in the County of Skagit, State of Washington, and legally described as follows (the "Described Community Property"):

#1244
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAR 18 2004

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

Lot 39, "Forest Estates", as per plat recorded in Volume 8, of Plats, pages 53 and 54, records of Skagit County, Washington.

Situs: 1509 Woodland Drive, Mount Vernon, WA 98274

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

Grantor further confirms and quit claims to **RICHARD D. VAN PELT**, a single man, the remaining interest in the Described Community Property, which interest represents the surviving spouse's undivided one-half (1/2) interest in said property.

The Grantor, for himself and for his successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that, against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor, and not otherwise, he will forever warrant and defend the said described real estate.

DATED: 3-3, 2004.

Estate of CAROL L. VAN PELT, Deceased

By: Richard D Van Pelt
RICHARD D. VAN PELT
Personal Representative

STATE OF WASHINGTON

COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **RICHARD D. VAN PELT** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as the Personal Representative of the **Estate of CAROL L. VAN PELT, 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 3rd day of MARCH, 2004.

Brian E. Clark

Printed Name BRIAN E. CLARK
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 5/24/

Special Warranty Deed - 2 -

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200403180077
Skagit County Auditor