

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



200404150106
Skagit County Auditor

4/15/2004 Page 1 of 2 2:59PM

SPECIAL WARRANTY DEED

GRANTOR: **PIERSON, EVA M.**, Personal Representative of the Estate of **DONALD F. PIERSON**, Deceased

GRANTEE: **PIERSON, EVA M.**, a single person

Legal Description;
Abbreviated Form: Lots 1 & 2, SP #67-79; Ptn Sec 34, TS 36N, R3 EWM

Additional on Page: 1 & 2

Assessor's Tax Parcel No: 360334-4-003-0004, P48659 / 350303-0-018-0003, P33736 / 360334-4-005-0002, P48661

THE GRANTOR, **EVA M. PIERSON**, in her capacity as the duly appointed, qualified and acting Personal Representative for the Estate of **DONALD F. PIERSON, Deceased**, under Skagit County Superior Court Cause No. 02 4 00328 1, and not in her individual capacity, in distribution of said estate, hereby grants, bargains, conveys and confirms to **EVA M. PIERSON**, a single person, as GRANTEE, all of the decedent's interest in and to that certain real property, which was the community property of **EVA M. PIERSON** (the "surviving spouse") and **DONALD F. PIERSON** (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"):

Lots 1 and 2 of Short Plat No. 67-79, approved December 13, 1979, recorded December 14, 1979, in Volume 4 of Short Plats, page 10, as Auditor's File No. 7912140013, and being a portion of the Southwest ¼ of the Southeast ¼ of Section 34, Township 36 North, Range 3 E.W.M., and of Government Lot 2, Section 3, Township 35 North, Range 3 E.W.M.

SUBJECT TO: Easements, restrictions and reservations of record.

The above three (3) tax parcels are contiguous.

Situs Address: 15579 Bow Hill Road, Skagit County, Washington.

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

DATED: April 13, 2004.

Estate of DONALD F. PIERSON, Deceased

1791
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

APR 15 2004

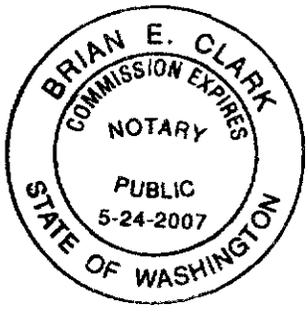
Amount Paid \$ 0
Skagit County Treasurer
By: Jan Deputy

By: Eva M. Pierson
EVA M. PIERSON
Personal Representative

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **EVA M. PIERSON** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the **Estate of DONALD F. PIERSON, 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 13th day of APRIL, 2004.



Brian E. Clark

Printed Name BRIAN E. CLARK
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 5/24/07

