



200405260021

Skagit County Auditor

5/26/2004 Page

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2 10:09AM

WHEN RECORDED RETURN TO:

JAMES E. ANDERSON P.S.
P.O. BOX 727
ANACORTES, WA 98221

STATUTORY WARRANTY DEED

GRANTOR: LEONE I. SPEECE, whose name may appear of record as LEONE I. HOOD, a widow and single woman

GRANTEES: CONNIE I. HOOD and MARTA M. HOOD, husband and wife

LEGAL DESCRIPTION: Tract 3, "O. Lervick's Plat of Agate Cove, West Beach-Guemes Island, Skagit County, Washington", according to plat recorded in Volume 4 of plats, page 42, records of Skagit County, Washington.
TOGETHER WITH tidelands of second class situated in front of, adjacent to and abutting thereon.

EXCEPT: Exceptions and reservations contained in deed from the State of Washington under which title to portion of said premises comprising tide lands is claimed; whereby the grantor saves, excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., together with the right to enter upon said lands for the purpose of opening, developing and working mines, etc., provided that no rights shall be exercised under this reservation until provision has been made by the state, its successors or assigns, for full payment of all damages sustained by owner by reason of such entering.

TAX PARCEL NO.: 3854-000-003-0008, P61680

THE GRANTOR, LEONE I. SPEECE, whose name may appear or record as LEONE I. HOOD, single woman, for and in consideration of love and affection and the agreement to pay One Hundred Sixteen Thousand Five Hundred Sixty-four Dollars and 28/100 (\$116,564.28), conveys and warrants unto CONNIE I. HOOD and MARTA M. HOOD, husband and wife, the GRANTEEES, any and all interest the Grantor has in the above described real property located in Skagit County, Washington, including the tidelands of second class situated in front of, adjacent to

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and abutting thereon. Said property to be subject to exceptions and reservations of record.

DATED this 22nd day of APRIL, 2004.

Leone I. Speece
LEONE I. SPEECE

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss

On this day personally appeared before me LEONE I. SPEECE 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 22nd day of APRIL, 2004.

James E. Anderson
Notary Public in and for the State of Washington, residing at

JAMES E. ANDERSON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JANUARY 20, 2007

ANACORTES
My appointment expires: 1/20/07
JAMES E. ANDERSON
(Printed Name)

#2521
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 24 2004

Amount Paid \$ 2074⁸⁴
Skagit Co. Treasurer
By [Signature] Deputy

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Skagit County Auditor