

**WHEN RECORDED, MAIL TO:**

Penny Whitsitt Guardianship  
c/o Sharon E. Best & Associates  
3909 California Avenue SW  
Seattle, WA 98116



200410010042

Skagit County Auditor

10/1/2004 Page

1 of

1 10:13AM

Space Above for Recorder's Use

**Special Warranty Fulfillment Deed**

**THE GRANTOR:**

**The Guardianship Estate of Penny M. Whitsitt under King County Cause No. 00-4-05982-2SEA by Ken Abel, Guardian**

for and in consideration of fulfillment of that real estate contract dated June 30, 1986 and pursuant to court order dated June 19, 2004, conveys and warrants\*\*\*\* to:

**KEVIN GAGNON, a single man,**  
the following described real estate, situated in the County of **Skagit**, State of **Washington**, to-wit:

ALL LOT 1 AND THAT PORTION OF LOT 2, "ASSESSORS PLAT OF JED LAND COMPANY TRACT", ACCORDING TO THE PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 85°49'46" WEST 210 FEET, MORE OR LESS, TO THE EASTERLY BANK OF THE SKAGIT RIVER; THENCE SOUTHWESTERLY ALONG SAID EASTERLY BANK 10 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LOT 2; THENCE EAST ALONG SAID LINE 215 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**TAX PARCEL NUMBER: P66198**

\*\*\*\* Grantor warrants only that he is the duly authorized Guardian of the Estate of PENNY M. WHITSITT under King County Cause No.00-4-05982-2SEA and has the requisite authority to convey the property. The covenants of warranty herein contained shall not apply to any title, interest, or encumbrance arising by, through, or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on the 10<sup>th</sup> day of June, 1986 under recording number 8607100055 and excise number 2091.

Dated this 26<sup>th</sup> day of Aug, 2004.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Kenneth L. Abel  
**Kenneth Abel, Guardian**

OCT 01 2004

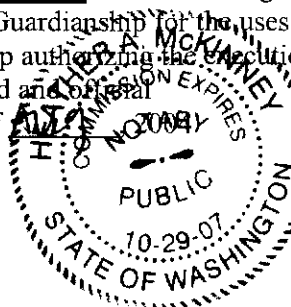
State of Washington )

) ss:

County of King )

Amount Paid \$ 0  
Skagit Co. Treasurer  
By Lp Deputy

On this 24<sup>th</sup> day of Aug, 2004, personally appeared before me **Kenneth Abel** to me known to be the individual described in and who executed the foregoing instrument as Guardian for **The Guardianship Estate of Penny M. Whitsitt** and acknowledged that he signed and sealed the same as his free and voluntary act and deed for said Guardianship for the uses and purposes therein mentioned and on oath stated that the Letters of Guardianship authorizing the execution of this instrument have not been revoked.  
GIVEN under my hand and official seal this 24<sup>th</sup> day of Aug, 2004.



Heather A. McKinney  
Notary Name: Heather A. McKinney  
Notary Public in and for the State of **Washington**  
Residing at: Seattle  
My appointment expires: 10/29/07