



200412200185

Skagit County Auditor

RETURN TO:  
JOHN W. HICKS  
SCHACHT & HICKS  
PO BOX 1165  
MOUNT VERNON WA 98273

LAND TITLE OF SKAGIT COUNTY

DOCUMENT TITLE: SPECIAL WARRANTY DEED 8225

GRANTORS: KAREN S. SZABO, Personal Representative of THE ESTATES OF CHARLES M. STRICKLAND and DIANA P. STRICKLAND, Deceased

GRANTEES: KAREN ELIZABETH STRICKLAND SZABO (formerly KAREN ELIZABETH STRICKLAND MILLER a/k/a KAREN S. SZABO), a married woman as her sepraate property, LAURIE RUTH STRICKLAND-CLARK, a married woman as her separate property, and CHARLOTTE S. UTTER, a married woman as her separate proeprty,

ABBREVIATED LEGAL DESCRIPTION:

Open Space #279 #760542 1973 DT 15 DK 1 SW 1/4 of SW 1/4 less rd Lot 5 less ditch R/W DK 1 DT 15 Open Space #279 #760542 1973 Lt 4 less Tax 2 3 4 & ditch r/w DK 1 DT 15 OS #279 #760542 1973 W 26rds of Lot 3 less ditch R/W DK 1 DT 15 OS #279 #760542 1973

LEGAL DESCRIPTION ON EXHIBIT A OF DOCUMENT

ASSESSOR'S TAX PARCEL NUMBER: P15296, P15297, P23194 and P15299

SPECIAL WARRANTY DEED

THE GRANTORS, KAREN S. SZABO, personal representative of THE ESTATES OF CHARLES M. STRICKLAND and DIANA P. STRICKLAND, both deceased, for and in consideration of One Dollar (\$1.00), in hand paid, grants, bargains, conveys and confirms to KAREN ELIZABETH STRICKLAND SZABO (formerly KAREN ELIZABETH STRICKLAND MILLER a/k/a KAREN S. SZABO), a married woman as her sepraate property, LAURIE

RUTH STRICKLAND-CLARK, a married woman as her separate property, and CHARLOTTE S. UTTER (formerly CHARLOTTE MARIE STRICKLAND), a married woman as her separate proeprty, the following described real estate, situate in the County of Skagit, State of Washington:

That certain tract of land listed and described on EXHIBIT A attached hereto and by reference made a part hereof.

The Grantor for herself and for her successors in interest does 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 implications, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said grantors, and not otherwise, they will forever warrant and defend the said described real estate.

PROVIDED, that this warranty shall apply to the Personal Representative in her representative capacity only and is not the personal warranty of KAREN S. SZABO.

PROVIDED ALSO, that Seller's warranty under this deed expressly excludes any warranty as to the location of any boundary line or ownership in the vicinity of any boundary line.

DATED: November 15, 2004.

6837  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

Estates of CHARLES M. STRICKLAND and  
DIANA P. STRICKLAND, both deceased

DEC 20 2004  
Amount Paid \$  
Skagit County Treasurer  
By: Deputy

By: Karen S. Szabo  
KAREN S. SZABO  
Personal Representative



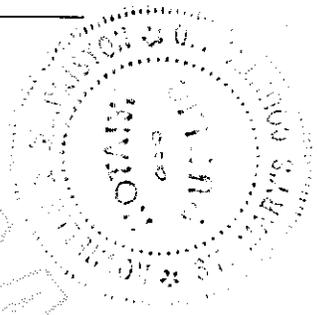
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STATE OF MARYLAND )  
 )  
 ) ss.  
COUNTY OF St. Mary's )

I certify that I know or have satisfactory evidence that KAREN S. SZABO, as personal representative of the estates of CHARLES M. STRICKLAND and DIANA P. STRICKLAND, both deceased, is the person who appeared before me, and said person acknowledged she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: November 15, 2004.

Rochelle R. Blackiston  
Printed name: Rochelle R. Blackiston  
Notary Public in and for the State of  
Maryland, residing at California, MD.  
My appointment expires: 5/13/06



  
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EXHIBIT A

The Southwest 1/4 of the Southwest 1/4 of Section 35,  
Township 34 North, Range 3 East, W.M.; and

All of Lot 5; the West 26 rods of Lot 3; and Lot 4 of  
Section 2, Township 33 North, Range 3 East, W.M., Skagit  
County, Washington, less the following tracts:

Beginning at a point bearing North 55°00'00" East and 80  
feet distant from a point from which the Southwest  
corner of Lot 4, Section 2, Township 33 North, Range 3  
East, W.M., bears South 74°00'00" West 15.60 chains  
distance; thence North 55°00'00" East 80 feet; thence  
South 35°00'00" East 80 feet to the right bank of the  
North Fork of the Skagit River; thence along the river  
bank South 62°00'00" West 80 feet 6 inches; thence North  
35°00'00" West 70 feet to place of beginning.

Beginning at a point from which the Southwest corner of  
Lot 4, Section 2, Township 33 North, Range 3 East, W.M.  
bears South 74°00'00" West 15.60 chains distance; thence  
North 55°00'00" East 80 feet; thence South 35°00'00"  
East 70 feet to the right bank of the North Fork of  
Skagit River; thence along the bank of the river South  
62°00'00" West 80 feet 6 inches; thence North 35°00'00"  
West 60 feet to place of beginning.

Commencing at a point 829 feet South of the quarter  
corner of Section 2, Township 33 North, Range 3 East,  
W.M., thence South 68°30'00" West, 110 feet; thence  
South 21°30'00" East 60 feet, more or less, to the North  
line of the County Road; thence North 68°30'00" East  
along said North line of County Road 110 feet; thence  
North 21°30'00" West 60 feet, more or less, to place of  
beginning, TOGETHER WITH right to roadway to each end of  
the lot diagonally to the County Road, and gangways to  
the river in front, the width of the Lot.

Excepting from all the foregoing, county roads and dike  
and drainage district rights of way.

Assessor's Tax Parcel Number: P15296, P15297, P23194  
and P15299



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