

Filed for Record at Request of:
Gary T. Jones
P.O. Box 1245
Mount Vernon, WA 98273



200503250066
Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY
115459-SE

SPECIAL WARRANTY DEED

THE GRANTOR, ROBERT L. STRICKERT, personal representative of the Estate of DEWEY M. CLARK, deceased, Skagit County Cause No. 04-4-00147-1, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, hereby grants and conveys to KIRK CAMPBELL and SUSAN D. MUSSELMAN, husband and wife, that certain real property situated in Skagit County, Washington, legally described as follows:

Lot 1, "WIDNOR DRIVE," as per plat recorded in Volume 9 of Plats, page 104, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Assessor's Account Numbers: 3771-000-001-0018; P# 54873

The Grantor estate, for itself and for its 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 statute or other implication, and does hereby covenant that against all persons lawfully claiming or to claim by, through, or under said Grantor and not otherwise, the Estate will forever warrant and defend the said described real estate.

DATED this 16th day of MARCH, 2005.

#1300
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 25 2005

Amount Paid \$ 1833.40
By [Signature] Skagit Co. Treasurer Deputy

ESTATE OF DEWEY M. CLARK

Robert L. Strickert
ROBERT L. STRICKERT
Personal Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me ROBERT L. STRICKERT, to me known to be the Personal Representative of the Estate of DEWEY M. CLARK, Deceased, the estate that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said estate, for the uses and purposes therein mentioned.

Given under my hand and official seal this 16 day of March, 2005.



Gary T. Jones
Notary Public, State of Washington
Residing at: Mount Vernon
My commission expires: 3/10/2006



EXCEPTIONS:

- A. Right shown on the face of the plat to make all necessary slopes for cuts and fills, and the right to continue to drain said roads over and across any lot or lots, where water might take a natural course in the original reasonable grading of the roads shown on the face of the plat.
- B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SAID PLAT.

For: Utilities
Affects: West 5 feet of the subject property

- C. Restrictions on other tracts in said plat imposed by various instruments of record, which may be notice of a general plan, as follows:
1. Plat restricted to Modular Homes, including double wide Mobile Homes minimum 20 feet wide.
 2. All homes must be skirted or have perimeter concrete foundations, concrete blocks accepted.
 3. Driveways and landscaping to be completed by lot purchaser.
 4. All utilities to be kept underground.



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