



200510030002

Skagit County Auditor

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RETURN TO:

SCHACHT & HICKS
ATTORNEYS AT LAW
PO BOX 1165
MOUNT VERNON WA 98273

STATUTORY WARRANTY DEED 433

THE GRANTOR, Estates ALBERT J. STAKKELAND and FLORENCE C. STAKKELAND, both deceased, for and in consideration of partial distribution under the Wills of ALBERT J. STAKKELAND and FLORENCE C. STAKKELAND, both deceased, in hand paid, grants, bargains, conveys and confirms to NANCY E. TSCHIDA, as her separate property, the following described real estate, situate in the County of Skagit, State of Washington:

The N 1/2 of the lands described as follows:

Lots 2 and the N 1/2 of the NW 1/4 of Section 25 and the NE 1/4 of the NE 1/4 of Section 26, Township 34 N. R 3 E. W.M. EXCEPT that portion thereof lying within the boundaries of the NW 1/4 of the NW 1/4 of Sec. 25 and the NE 1/4 of the NE 1/4 of Section 26, said township and range, also excepting that portion of Lot 2, Section 25, lying East of the right of way of Dike District No. 1 and EXCEPTING all road, ditch and dike rights of way.

Tax Parcel No. P22731:

The conveyance is made pursuant to the terms and conditions of the Last Wills and Testaments of ALBERT J. STAKKELAND and FLORENCE C. STAKKELAND, both deceased, and to evidence distribution of the real estate above-described, in accordance with the terms and conditions of the Will of the decedent duly admitted to probate in the Superior Court of the State of Washington for Skagit County in Cause No. 05-4-00135-6.

The grantor 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 statutory or other implications, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said grantor, and not otherwise, it will

that against all persons whomsoever lawfully claiming or to claim by, through or under said grantor, and not otherwise, it will forever warrant and defend the said described real estate.

DATED: July 25, 2005.

SKAGIT COUNTY WASH. CO. REAL ESTATE EXCISE TAX

#5509
OCT 03 2005

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

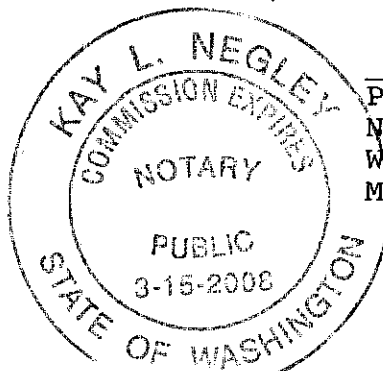
Estates of ALBERT J. STAKKELAND and FLORENCE C. STAKKELAND, both deceased

By Nancy E. Tschida
NANCY E. TSCHIDA, Personal Representative

STATE OF WASHINGTON)
COUNTY OF SKAGIT) SS.

I certify that I know or have satisfactory evidence that NANCY E. TSCHIDA, as personal representative of the estates of ALBERT J. STAKKELAND and FLORENCE C. STAKKELAND, 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: July 25, 2005.



Kay L. Negley
Printed name: KAY L. NEGLEY
Notary Public in and for the State of Washington, residing at Mount Vernon.
My appointment expires: 3/15/2008



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