

After Recording Return To:
SKAGIT LAW GROUP, PLLC
P. O. Box 336
Mount Vernon, WA 98273



200512130090
Skagit County Auditor

12/13/2005 Page 1 of 3 10:36AM

SPECIAL WARRANTY DEED

GRANTOR: KARLA VAN BURKLEO, Individually and as Personal Representative of the **Estate of ROBERT P. VAN BURKLEO, Deceased**

GRANTEE: JUDITH M. MARKUS, a married person as her separate estate, ROBERT P. VAN BURKLEO, III, a single person, and KURT L. VAN BURKLEO, a married person as his separate estate

Legal Description;
Abbreviated Form: Portion of Block 3 and Portion of Railroad Avenue, Plat of Cement City

Additional on Page: Exhibit "A" attached

Assessors Tax Parcel No: 4057-003-900-0009 (P70743)

THE GRANTOR, **KARLA VAN BURKLEO**, individually and in her capacity as the duly appointed, qualified and acting Personal Representative for the Estate of **ROBERT P. VAN BURKLEO, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 03-4-00156-2, in distribution of said estate, hereby grants, bargains, conveys and confirms to **JUDITH M. MARKUS**, a married person as her separate estate, **ROBERT P. VAN BURKLEO, III**, a single person, and **KURT L. VAN BURKLEO**, a married person as his separate estate, as GRANTEE, all of the decedent's interest in and to that certain real property, which was the decedent's separate property at the time of the decedent's death, together with any interest she or her marital community with decedent may have acquired, which property is situated in the County of Skagit, State of Washington, and legally described as follows:

See Exhibit "A" attached.

SUBJECT TO: Easements, restrictions and reservations of record.

The Grantor, for herself and for her successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor, and not otherwise.

DATED: December 9, 2005.

10906
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 13 2005

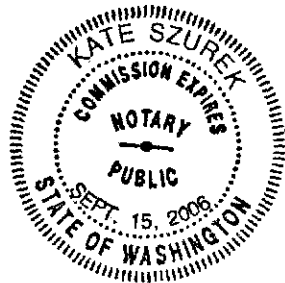
Amount Paid \$
By Skagit Co. Treasurer
lp Deputy

Karla Van Burkleo
KARLA VAN BURKLEO, Individually and as
Personal Representative of Estate of ROBERT P.
VAN BURKLEO, Deceased

STATE OF WASHINGTON
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **KARLA VAN BURKLEO** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it individually and as the Personal Representative of the **Estate of ROBERT P. VAN BURKLEO Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 9th day of December, 2005.



Kate Szurek
Printed Name Kate Szurek

NOTARY PUBLIC in and for the State of WASHINGTON
My Commission Expires 9/15/2006

PARCEL "A"

That portion of Block 3, "PLAT OF CEMENT CITY", as per plat recorded in Volume 3 of Plats, page 47, records of Skagit County, Washington, TOGETHER WITH vacated alleys therein, vacated by the Town of Concrete under Ordinance No. 43, described as follows:

Beginning at a stone monument near the intersection of Forrest Avenue and Everett Avenue; thence South $16^{\circ}52'$ East 39.4 feet; thence North $82^{\circ}55'$ West 40 feet; thence North $7^{\circ}05'$ East 168.75 feet to a point on the West boundary line of Everett Avenue and the TRUE POINT OF BEGINNING of this description; thence North $82^{\circ}55'$ West 155 feet; thence North $7^{\circ}05'$ East 142.48 feet; thence North $80^{\circ}10'$ East to the South boundary line of Railroad Avenue; thence South $82^{\circ}55'$ East along the South boundary line of said Railroad Avenue to the Northeast corner of said Block 3; thence South along the West boundary line of Everett Avenue to the TRUE POINT OF BEGINNING. Being Lots 1, 2, 3, 4, and 5, and a portion of Lots 6, 11, 12, 26 and 27, said Block 3, and a portion of the vacated alleys in said Block 3.

PARCEL "B"

All that portion of Railroad Avenue as shown on "PLAT OF CEMENT CITY", as per plat recorded in Volume 3 of Plats, page 47, records of Skagit County, Washington, embraced within the following description:

Beginning at a stone monument near the intersection of Forrest Avenue and Everett Avenue; thence South $16^{\circ}52'$ East 39.4 feet; thence North $82^{\circ}55'$ West 40 feet; thence North $7^{\circ}05'$ East 168.75 feet to a point on the West boundary line of Everett Avenue and the TRUE POINT OF BEGINNING of this description; thence North $82^{\circ}55'$ West 155 feet; thence North $7^{\circ}05'$ East 142.48 feet; thence North $80^{\circ}10'$ East 43.93 feet; thence South $82^{\circ}55'$ East 123 feet; thence South $7^{\circ}05'$ West to the South line of said Railroad Avenue; thence North $82^{\circ}55'$ West to the Northeasterly corner of Lot 1, Block 3, "PLAT OF CEMENT CITY"; thence South $7^{\circ}05'$ West along the Easterly line of said Block 3 to the Point of Beginning.

PARCEL "C"

All that portion of Railroad Avenue as shown on "PLAT OF CEMENT CITY", as per plat recorded in Volume 3 of Plats, page 47, records of Skagit County, Washington, and Lots 26 and 27 of Block 3 of said "PLAT OF CEMENT CITY", embraced within the following description:

Beginning at a stone monument at the intersection of Everett Avenue and Forrest Avenue; thence running South $16^{\circ}52'$ East a distance of 39.4 feet; thence North $82^{\circ}55'$ West 40 feet; thence North $7^{\circ}05'$ East

168.75 feet; thence North $82^{\circ}55'$ West 155 feet; thence North $7^{\circ}05'$ East 142.48 feet to the TRUE POINT OF BEGINNING; thence North $80^{\circ}10'$ East 43.93 feet; thence South $82^{\circ}55'$ East 123 feet; thence North $7^{\circ}05'$ East 17.5 feet to a point 8.5 feet, more or less, South of the center line of the main spur track from Great Northern Railway, as now located; thence North $82^{\circ}55'$ West a distance of 165 feet; thence South $7^{\circ}05'$ West a distance of 30.25 feet, more or less, to the TRUE POINT OF BEGINNING.



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