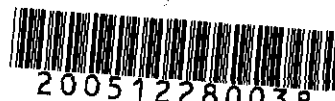


FILED FOR RECORD AT REQUEST OF AND
WHEN RECORDED RETURN TO:

SNYDER & MIDDLETON, P.S.
6017 California Avenue S.W.
Seattle, WA 98136-1612



200512280038
Skagit County Auditor

12/28/2005 Page

1 of

110:08AM

SPECIAL STATUTORY WARRANTY DEED

THE GRANTOR, RICHARD W. LEIDHOLM, the duly appointed non-intervention Personal Representative of the Estate of OLGA LEIDHOLM, deceased under Snohomish County Cause Number 05-4-00427-0

for and in consideration of partial distribution of estate

in hand paid, conveys and warrants* to: RICHARD W. LEIDHOLM, a married person as his separate estate

the following described real estate, situated in the County of Skagit, State of Washington:

(1) An undivided .6308 percentage interest, to be held as tenant in common with the Grantor, its successors and assigns, and the holders from time to time of other undivided interests, in and to that certain parcel of land located in the City of Anacortes, County of Skagit, State of Washington, more particularly described as follows, to-wit:

The Plat of Skyline No. 17, a Marine Condominium, being a portion of Section 28, Township 35 North, Range 1, E.W.M., City of Anacortes, Skagit County, State of Washington, according to the plat thereof as recorded in the Office of the Auditor of Skagit County, Washington, ~~excepting therefrom however, each and every individually numbered, designated and/or platted or otherwise separately identified condominium (apt.) unit.~~

(2) An undivided .6308 percentage interest to be held as tenant in common with the Grantor, its successors and assigns, and the holders from time to time of other undivided interests, in and to the general common areas and facilities, and the limited common areas and facilities appertaining to the hereinafter described condominium unit, now located upon the property herein described, including specifically, but without limiting the generality of the foregoing, the general and limited common areas and facilities in and about Skyline Marine Condominiums.

(3) The fee simple ownership of Condominium (Apartment) Unit No. 1, all as more particularly shown on the recorded plat of Skyline No. 17, a Marine Condominium, hereinafter referenced, and as described in the Declaration Submitting Property to the Washington Horizontal Property Regimes Act as filed in the Office of the Auditor of Skagit County, Washington, as more particularly likewise hereinafter referenced.

(4) The right of ingress to and egress from said above enumerated unit and the general and limited common areas and the right to use for all proper purposes, in common with the Grantor, its successors and assigns, and all other holders of undivided interests, or occupants of the units, from time to time, any and all portions of said common areas and facilities, either general or limited, described in the Declaration filed in the Office of the Auditor of Skagit County, Washington, as hereinafter referenced.

(5) The unit hereinabove enumerated and described in the Declaration and plat is intended to be used as a mooring slip or dock for motor vessels and watercraft.

(6) The Declaration submitting the property and the condominium unit above described to the Washington Horizontal Property Regimes Act (R.C.W. Chapter 64.32) was filed in the Office of the Auditor of Skagit County, Washington, on the 23rd day of July, 1970, in Volume 49 of pages 366 thru 376, being Auditor's File No. 741481, Records of the Auditor of Skagit County, State of Washington.

(7) The Plat of Skyline No. 17, the condominium unit hereinabove enumerated being situated therein as filed in the Office of the Auditor of Skagit County, Washington, on the 23rd day of July, 1970, in Volume 9, at pages 101 and 102 of Plats, being Auditor's File No. 741482, Records of the Auditor of Skagit County, Washington.

Assessor's Property Tax Parcel/Account Number: 3830-000-001-0009/P60091

* GRANTOR WARRANTS ONLY THAT HE IS THE DULY APPOINTED NON-INTERVENTION PERSONAL REPRESENTATIVE OF THE ESTATE OF OLGA LEIDHOLM, DECEASED UNDER SNOHOMISH COUNTY CAUSE NO. 05-4-00427-0, WITH NON-INTERVENTION POWERS, AND WITH THE AUTHORITY TO MAKE THIS CONVEYANCE IN PARTIAL DISTRIBUTION OF THE ESTATE.

DATE SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

11/2/05, 2005.

DEC 27 2005

Amount Paid to
Skagit Co. Treasurer
By Deputy
RICHARD W. LEIDHOLM, Personal Representative
of the Estate of OLGA LEIDHOLM

STATE OF WASHINGTON

County of King

On this day personally appeared before me RICHARD W. LEIDHOLM to me known to be the individual/Personal Representative described herein and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 2 day of November, 2005.

Notary Public in and for the State of Washington,
residing at Seattle.
My appointment expires: 11-7-05.

POOR ORIGINAL

Small, light type