

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



200606060086
Skagit County Auditor

6/6/2006 Page 1 of 4 2:07PM

SPECIAL WARRANTY DEED

GRANTORS: DONALD I. MOE and DAVID A. MOE, Co-Personal Representatives of the Estate of IRVING C. MOE, Deceased, AND DONALD I. MOE and DAVID A. MOE, Co-Trustees of the PHYLLIS N. MOE TESTAMENTARY TRUST UWD 04/12/95

GRANTEES: DONALD I. MOE, a married person as his separate estate, and GERALD N. MOE, a married person as his separate estate

Legal Description;
Abbreviated Form: Portion of Government Lot 7, Section 2, Township 33 North, Range 3 East, W.M. # 2796

Additional on Page: Exhibit "A"

Assessors Tax Parcel No: 330302-3-011-0000; P15305

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 06 2006

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

THE GRANTORS, DONALD I. MOE and DAVID A. MOE, in their capacity as the duly appointed, qualified and acting Co-Personal Representatives for the Estate of IRVING C. MOE, Deceased (the "decedent"), under Skagit County Superior Court Cause No. 05-4-00309-0, and in their capacity as Co-Trustees of the PHYLLIS N. MOE TESTAMENTARY TRUST UWD 04/12/95, in distribution of said estate and trust, hereby grant, bargain, convey and confirm to the GRANTEES, DONALD I. MOE, a married person as his separate estate, and GERALD N. MOE, a married person as his separate estate, an undivided one-half fractional interest to each in and to that certain real property, situated in the County of Skagit, State of Washington, and legally described as follows:

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

Special Warranty Deed - 1 -

\\Maingate\Shared\HOME\BRIAN\L - Z\MOE, Irving\Estate of Irving\spwd (Beaver Marsh) 051006.doc

SUBJECT TO: Easements, restrictions and reservations of record.

The Grantors, for themselves and for their successors in interest, do 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 do 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: May 16, 2006.

Estate of IRVING C. MOE, Deceased

By Donald I. Moe
DONALD I. MOE
Co-Personal Representative

Estate of IRVING C. MOE, Deceased

By David A. Moe
DAVID A. MOE
Co-Personal Representative

PHYLLIS N. MOE TESTAMENTARY TRUST UWD 04/12/95

By Donald I. Moe
DONALD I. MOE
Co-Trustee

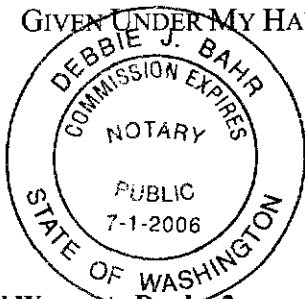
PHYLLIS N. MOE TESTAMENTARY TRUST UWD 04/12/95

By David A. Moe
DAVID A. MOE
Co-Trustee

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that DONALD I. MOE is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as the Co-Personal Representative of the Estate of IRVING C. MOE, Deceased, and as Co-Trustee of the PHYLLIS N. MOE TESTAMENTARY TRUST UWD 04/12/95, 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 16th day of May, 2006.



Debbie J. Bahr
Printed Name DEBBIE BAHR
NOTARY PUBLIC in and for the State of WA
My Commission Expires 7-1-06

Special Warranty Deed - 2 -
\\Maingate\Shared\HOME\BRIANL - Z\MOE, Irving\Estate of Irving\spwd (Beave

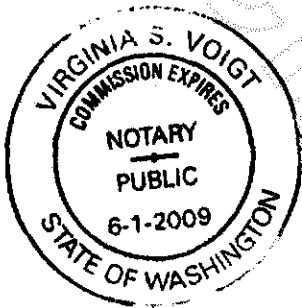


STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **DAVID A. MOE** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as the Co-Personal Representative of the **Estate of IRVING C. MOE, Deceased**, and as Co-Trustee of the **PHYLLIS N. MOE TESTAMENTARY TRUST UWD 04/12/95**, 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 30th day of May, 2006.



Virginia S. Voigt

VIRGINIA S. VOIGT
Printed Name _____
NOTARY PUBLIC in and for the State of _____
My Commission Expires 6/1/09 WA



200606060086
Skagit County Auditor

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EXHIBIT "A"
SPECIAL WARRANTY DEED

Legal Description:

Government Lot 7, Section 2, Township 33 North, Range 3 East, W.M., EXCEPT the West 30 feet for road; EXCEPT those portions conveyed to Dike District No. 1 by deeds recorded August 23, 1972 and May 21, 1996, as Auditor's File Nos. 773007 and 9605210001, respectively, records of Skagit County, Washington, and EXCEPT Lot 1 of Short Plat No. 30-86 approved November 21, 1986, and recorded December 8, 1986, under Auditor's File No. 8612080003, in Book 7 of Short Plats, page 145, records of said County and State. (Also known as Lot 2 of Short Plat No. 30-86).

Situate in the County of Skagit, State of Washington



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Skagit County Auditor

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Exhibit "A"

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