

200611160151
Skagit County Auditor

11/16/2006 Page 1 of 3 4:00PM

After recording return document to:

YOUNGQUIST & BETZ
904 South Third
Mount Vernon, WA 98273

DOCUMENT TITLE: Special Warranty Deed

REFERENCE NUMBER OF RELATED DOCUMENT:

GRANTOR(S): Joanne Simpson, Personal Representative of the
Estate Martin Spane

ADDITIONAL GRANTORS ON PAGE OF DOCUMENT.

GRANTEE(S): Theresa Joanne Simpson, also known as Joanne Simpson,
a single woman

ADDITIONAL GRANTEES ON PAGE OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION: A ptn. of a tract of land in the
S.W. ¼ of the SE ¼ of Sec. 12, Twp. 33 N, R 3, EWM

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 2 OF DOCUMENT.

ASSESSOR'S TAX/PARCEL NUMBER(S): 330312-0-009-0005/P15765

SPECIAL WARRANTY DEED

THE GRANTOR, JOANNE SIMPSON, Personal Representative of the ESTATE OF MARTIN SPANE, Deceased, for and in fulfillment of the conditions set forth in the Last Will and Testament of MARTIN SPANE, grants, bargains, sells, conveys and confirms to THERESA JOANNE SIMPSON (also known as JOANNE SIMPSON), a single woman, all of decedent's interest in the following-described real estate situate in the County of Skagit, State of Washington:

A tract of land in the Southwest quarter of the Southeast quarter of Section 12, Township 33 North, Range 3 E.W.M., described as follows:

Beginning at a point on the north line of County Road, twenty feet North of the South quarter post of said Section 12, thence East along said County Road 108 feet; thence North 246 feet; thence West 108 feet; thence South 246 feet to point of beginning, except ditch right-of-way.

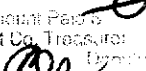
The Grantor for said estate does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through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

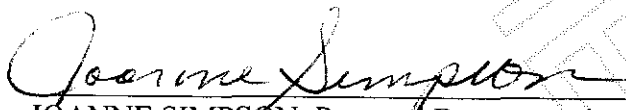
IN WITNESS WHEREOF, said Personal Representative has caused this instrument to be executed this 13th day of November, 2006.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

5904

NOV 16 2006

Amount Paid to
Skagit Co. Treasurer:
By 


JOANNE SIMPSON, Personal Representative

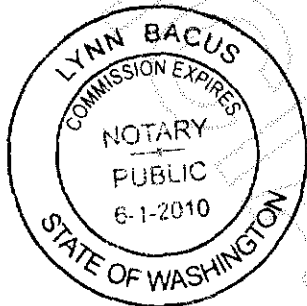


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STATE OF WASHINGTON)
: SS
COUNTY OF SKAGIT)

On this day personally appeared before me, JOANNE SIMPSON, known to be the individual described in 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 13th day of November, 2006.



Lynn Bacus
Notary Public in and for the State of Washington,
residing at Mount Vernon