

WHEN RECORDED RETURN TO:

JAMES E. ANDERSON P.S.
P.O. BOX 727
ANACORTES, WA 98221



200703260117
Skagit County Auditor

3/26/2007 Page 1 of 3 10:59AM

SPECIAL WARRANTY DEED

GRANTOR: SUSAN TRULSON REED, as Personal Representative of the Estate of Agnes M. Trulson

GRANTEE: SUSAN TRULSON REED, as her separate property

ABBREVIATED LEGAL DESCRIPTION: A tract of land in Government Lot 4, Section 13, Township 34 North, Range 1 East of the Willamette Meridian, including Lots 5 to 9 inclusive, in Block 10, and portions of the vacated streets and alley, adjacent thereto, of the Map of Fidalgo City, as recorded in Volume 2 of Plats, page 114, records of Skagit County, Washington. Legal Description continued on page 3.

TAX PARCEL NO.: P73026

THE GRANTOR, SUSAN TRULSON REED, as Personal Representative of the Estate of Agnes M. Trulson presently pending in the Skagit County Superior Court for the State of Washington under Case No. 06-4-00314-4, conveys and warrants unto SUSAN TRULSON REED, the GRANTEE, the above described real property, located in Skagit County, Washington.

The warranties contained herein bind only the estate and not the Personal Representative individually.

DATED this 23 day of March, 2007.

#1329
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 26 2007

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

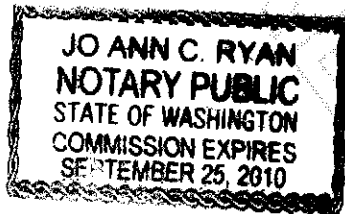
[Signature: Susan Trulson Reed]
SUSAN TRULSON REED, as Personal Representative
of the Estate of Agnes M. Trulson (GRANTOR)

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

On this day personally appeared before me SUSAN TRULSON REED to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23 day of March, 2007.

Jo Ann C. Ryan
Notary Public in and for the State of Washington
residing at Anacortes.
My appointment expires: 9-25-10



STATUTORY WARRANTY DEED - 2



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Legal Description Continued:

A tract of land in Government Lot 4, Section 13, Township 34 North, Range 1 East of the Willamette Meridian, including Lots 5 to 9 inclusive, in Block 10, and portions of the vacated streets and alley, adjacent thereto, of the Map of Fidalgo City, as recorded in Volume 2 of Plats, page 114, records of Skagit County, Washington, described as follows:

Beginning at the East Quarter corner of said Section 13; thence S88° 30'W, along the South line of Government Lots 5 and 4, in said Section 13, a distance of 1971.92 ft. to the point of intersection with the center line of Woodland Avenue, as shown on said plat, and which point bears N 88° 30'E, a distance of 657.31 ft. from the Center of said Section 13; thence N 1° 30'W, along the centerline of Woodland Avenue, a distance of 390.00 ft. to the point of intersection with the North line, extended West, of Block 39 of said plat, and which point is the true point of beginning; thence continuing N 1° 30'W, along said centerline of Woodland Avenue, a distance of 245.00 ft. to the point of intersection with the North line, extended West, of Lot 7 in Block 10 of said plat; thence N 88° 30'E along said extended North line of Lot 7, a distance of 50.00 ft. to the Northwest corner of said Lot 7; thence N 1° 30'W, along the West line of said Block 10, a distance of 100.00 ft. to the Northwest corner of Lot 9 in said Block 10; thence N88° 30'E, along the North line of said Lot 9, to a point on the South line of Lake Avenue, as shown on said plat; thence Southeasterly, along said South line of said Lake Avenue to the point of intersection with the centerline of the alley in said Block 10; thence S 1° 30'E, along said centerline of said alley and the extension thereof, to a point on the North line of said Block 39; thence S 88° 30'W, along said North line of said Block 39, and the extension thereof a distance of 164.33 ft. to the true point of beginning.

