

RETURN TO:

JOHN W. HICKS  
SCHACHT & HICKS  
PO BOX 1165  
MOUNT VERNON WA 98273



200711160083

Skagit County Auditor

11/16/2007 Page 1 of 2 11:48AM

**LAND TITLE OF SKAGIT COUNTY**

DOCUMENT TITLE: STATUTORY WARRANTY DEED 410  
GRANTOR: ESTATE OF HUBERT F. GASKIN, Deceased  
JANIS RAYE MACPHERSON,  
personal representative  
GRANTEE: MACPHERSON, JANIS RAYE  
ABBREVIATED LEGAL DESCRIPTION: Tract B Short Plat No. 59-80  
ADDITIONAL LEGAL DESCRIPTION ON PAGE 1 OF DOCUMENT.  
ASSESSOR'S TAX PARCEL NUMBER: 62334

STATUTORY WARRANTY DEED

THE GRANTOR, Estate of HUBERT F. GASKIN, deceased, for and in consideration of partial distribution under the Will of HUBERT F. GASKIN, deceased, in hand paid, grants, bargains, conveys and confirms to JANIS RAYE MACPHERSON, as her separate property, the following described real estate, situate in the County of Skagit, State of Washington:

Tax Parcel No. 62334

Tract "B" of Short Plat No. 59-80, approved June 20, 1980, and recorded June 20, 1980, in Volume 4 of Short Plats, page 124, under Auditor's File No. 8006240009, records of Skagit County, Washington; being a portion of Tract 12 of "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

SUBJECT TO: Easements, reservations and restrictions of record.

This conveyance is made pursuant to the terms and conditions of the Last Will and Testament of HUBERT F. GASKIN, deceased, and to evidence distribution of the real estate above-described, in accordance with the terms and conditions of the Will of the decedent duly admitted to probate in the Superior Court of the State of Washington for Skagit County in Cause No. 07-4-00238-3.

The grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implications, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said grantor, and not otherwise, it will forever warrant and defend the said described real estate.

DATED: October 30, 2007.

Estate of HUBERT F. GASKIN, deceased

By Janis Raye MacPherson  
JANIS RAYE MACPHERSON  
Personal Representative

5292  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

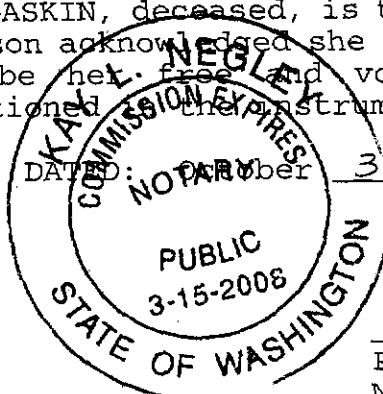
STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

NOV 16 2007

Amount Paid \$0  
By Skagit Co. Treasurer  
Deputy *man*

I certify that I know or have satisfactory evidence that JANIS RAYE MACPHERSON, as personal representative of the estate of HUBERT F. GASKIN, deceased, is the person who appeared before me, and said person acknowledged she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATE: October 30, 2007.



Kay L. Negley  
Printed name: KAY L. NEGLE  
Notary Public in and for the State of  
Washington, residing at Mount Vernon.  
My appointment expires: 3/15/2008



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