

When Recorded Return to:
Mr. and Mrs. Patrick O'Donnell
Post Office Box 744
North Bend, WA 98045

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number B94182

GUARDIAN NORTHWEST TITLE CO.
B94182E SPECIAL WARRANTY DEED

200804300142
Skagit County Auditor
4/30/2008 Page 1 of 3 2:29PM

Grantor: Nancy Madar, acting as Personal Representative of the Estate of Susan Briggs

Grantee: Patrick O'Donnell and Susan O'Donnell, husband and wife

Legal Description: See Exhibit "A"
Lots 1-8 and Lots 23-30, BIK 30, North Anacortes
Skagit County Treasurer's tax account number: P60824, 3847-030-030-0006
3


THE GRANTOR, **NANCY MADAR**, in her capacity as the duly appointed, qualified and acting Personal Representative for the estate of Susan Briggs, in Skagit County Clause No. 07-4-0038-0 and not in her individual capacity, does grant, bargain, and convey and confirm to **PATRICK O'DONNELL and SUSAN O'DONNELL**, husband and wife, as GRANTEES, all of the decedent's interest in and to the real property situated in the County of Skagit, State of Washington, and legally described in Exhibit "A" attached hereto.

Subject to Covenants, Conditions, Restrictions and Easements as per Exhibit "B" attached hereto and by the reference made a part hereof.

The Grantor, for herself and for her successors in interest, 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, and will forever warrant and defend the said described real estate.

IN WITNESS WHEREOF, I have hereunto set my hand this 17th day of April, 2008.

Witnesses as to all:



Brian J. Murphy


Nancy Madar


Michelle M. Drouin

STATE OF CONNECTICUT)
) ss. Manchester
COUNTY OF HARTFORD)

Personally Appeared Nancy Madar, personally known to me, personal representative of the Estate of Susan Briggs, and that she signed the foregoing Instrument as personal representative for the purposes contained therein.


Brian J. Murphy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
1320
APR 30 2008
Amount Paid \$ 6235.00
Skagit Co. Treasurer
By mam Deputy
April 17, 2008

BRIAN J. MURPHY
NOTARY PUBLIC
MY COMMISSION EXPIRES APR. 30, 2011

Exhibit "A"

Lots 1 through 8, inclusive, and Lots 23 through 30, inclusive, Block 30, "CITY OF NORTH ANACORTES", according to the plat thereof recorded in Volume 3 of Plats, page 23-1/2, records of Skagit County, Washington;

TOGETHER WITH the vacated alley adjacent to said lots;

ALSO TOGETHER WITH the South 1/2 of vacated Poplar Street, adjacent to Lots 1 through 8, inclusive;

ALSO TOGETHER WITH vacated South Shore Drive through Lots 1, 2, 23 through 28, inclusive, and said alley;

ALSO TOGETHER WITH that portion of vacated Vashon Avenue, adjacent to Lot 1 and said alley; EXCEPT that portion conveyed by Quit Claim Deed recorded April 29, 1991, under Auditor's File No. 9104290022, described as: The East 1/2 of that portion of vacated Vashon Avenue lying Southerly of the South line of Walnut Street as said roads were shown on the Plat of "CITY OF NORTH ANACORTES", as per plat recorded February 2, 1890 in Volume 3 of Plats, page 23-1/2, records of Skagit County, Washington.

ALL as would attach to said premises by operation of law;

EXCEPT any portion of the above described tracts lying beyond the line of ordinary high water.



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EXHIBIT "B"

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: September 14, 1992
Recorded: September 17, 1992
Auditor's No: 9209170090
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Affects:

A right -of -way 5 feet in width having 2.5 feet of such width on each side of a centerline described as follows:

Beginning at a point on the East line that is approximately 230 feet South of the Northeast corner thereof; thence West, a distance of 2.5 feet to the true point of beginning; thence South parallel with the East line approximately 110 feet to its terminus.

B. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

C. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of Guemes Channel.

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Roy V. Callero and Donna M. Callero
Dated: April 25, 2000
Recorded: May 2, 2000
Auditor's No: 200005020097
Purpose: Road access and utility easement
Area Affected: Portion of the subject property



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