

When recorded return to:

Michael A. Winslow
Attorney at Law
411 Main Street
Mount Vernon, Washington 98273



200901090031

Skagit County Auditor

1/9/2009 Page

1 of

3 10:55AM

SPECIAL WARRANTY DEED

Grantors: Esther L. Tweddell Revocable Living Trust U/A dated May 1, 1996, Robert A. Sward, Trustee

Grantees: Robert A. Sward and Janet M. Sward, husband and wife, holding same as between themselves as community property, as to a fifty percent (50%) interest, and Elizabeth J. Sward, a single woman, as to a fifty percent (50%) interest, as tenants in common.

Legal Description: Tracts 1 & 2 of MV SP 9-93 in 17-34-4 E. W.M.

Situate in the County of Skagit, State of Washington.

See full Legal Descriptions located on Page 3.

Assessor's Property Tax
Parcel or Account No. 340417-0-028-0005/P25560, 340417-0-028-0100/P104756

Reference Nos of Documents N/A
Assigned or Released:

CONVEYANCE:

For and in consideration of distribution under a Revocable Living Trust dated May 1, 1996, the above named Grantor,

HEREBY GRANTS, BARGAINS, CONVEYS AND CONFIRMS TO:

Robert A. Sward and Janet M. Sward, husband and wife, holding same as between themselves as community property, as to a fifty percent (50%) interest, and Elizabeth J. Sward, a single woman, as to a fifty percent (50%) interest, as tenants in common, the above described real estate situated in Skagit County, Washington.

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 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, Grantor will forever warrant and defend the same described real estate.

DATED: January 9, 2009.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

55

JAN 09 2009

Amount Paid \$ 0
By MF Skagit Co. Treasurer Deputy

State of Washington

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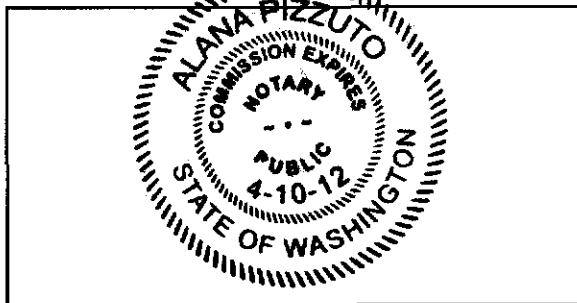
County of Skagit)

ESTHER L. TWEDDELL REVOCABLE
LIVING TRUST U/A DATED MAY 1, 1996

By: Robert A Sward
Robert A. Sward, Trustee

I certify that I know or have satisfactory evidence that Robert A. Sward signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Trustee of the Esther L. Tweddell Revocable Living Trust U/A dated May 1, 1996, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: January 9, 2009.



PLACE NOTARY SEAL IN THIS BOX

Alana Pizzuto
Alana Pizzuto
Notary Public
My appointment expires 4-10-2012

NOTE: This document was prepared from information supplied to preparer by one or both parties to this document, and no title examination was requested in connection with the preparation of this document, nor was any made. The preparer expresses no opinion on title to this property.

Special Warranty Deed

-2-

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200901090031

Skagit County Auditor

1/9/2009 Page

2 of

3 10:55AM

LEGAL DESCRIPTION

PARCEL "A":

Tract 1 of Short Plat No. MV-9-93, entitled Vista Ridge Short Plat, located in the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., approved January 24, 1994, and recorded in Volume 11 of Short Plat, pages 55 and 56, under Auditor's File No. 9401280152, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Tract 2 of Short Plat No. MV-9-93, entitled Vista Ridge Short Plat, located in the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., approved January 24, 1994, and recorded in Volume 11 of Short Plat, pages 55 and 56, under Auditor's File No. 9401280152, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO terms and conditions of Ordinance recorded under Auditor's File No. 9007030044; Agreement recorded under Auditor's File No. 9405030056; Easement reserved for utility systems; Right of the public to make necessary slopes for cuts or fills.



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1/9/2009 Page 3 of 3 10:55AM