

After Recording Return To:

LAW OFFICE OF JAMES B. DOLAN, PLLC

711 South First Street

Mount Vernon, WA 98273



200903260128
Skagit County Auditor

3/26/2009 Page 1 of 3 2:26PM

SPECIAL WARRANTY DEED

GRANTOR: Tamara Cooper, Personal Representative of the
Estate of James Edward Parker, Deceased

GRANTEE: Tamara Cooper, a married woman as her separate estate

**Legal Description;
Abbreviated Form:** DT 18 DK 04 1 Ac Tract and house loc in Ptn N ½,
NW ¼, NW ¼, aka Tr B, Revised SP #2-77, App 5-
22-79, AF #7906040033
Skagit County, WA

Additional on Pages: 1, 2 and Exhibit "A"

Assessors Tax Parcel No: 360327-2-008-0002 (P48416)

THE GRANTOR, **TAMARA COOPER**, in her capacity as the duly appointed, qualified and acting Personal Representatives for the Estate of **JAMES EDWARD PARKER, Deceased**, in Skagit County Cause No. 08-4-00323-0, and not in her individual capacity, hereby grants, bargains, conveys and confirms to **TAMARA COOPER**, a married woman as her separate estate, as GRANTEE, all of the decedent's interest in and to the real property situated in the County of Skagit, state of Washington, and legally described as follows:

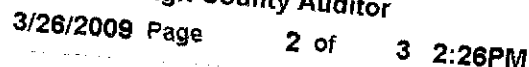
Tract "B" of revised Short Plat No. 2-77, Approved May 22, 1979 and recorded June 4, 1979, in Book 3 of Short Plats, page 118, under Auditor's File No. 7906040033, records of Skagit County, Washington; Being a portion of the Northwest Quarter of the

Special Warranty Deed - 1 -
H:\EWJ\Dolan, Jim\Parker Est Deed, Tamara.doc

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

834
MAR 26 2009

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



A. RESERVATION OF EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:
IN FAVOR OF : DRAINAGE DISTRICT NO. 18 OF SKAGIT COUNTY,
WASHINGTON, A MUNICIPAL CORPORATION
PURPOSE : A RIGHT OF WAY FOR DRAINAGE DITCH
AREA AFFECTED : THE NORTH 10 FEET OF SUBJECT PROPERTY
DATED : JANUARY 28, 1977
RECORDED : FEBRUARY 2, 1977
AUDITOR'S NO. : 850345

B. NOTES DELINEATED ON THE FACE OF SAID SHORT PLAT AS FOLLOWS:

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING - AGRICULTURAL
4. SEWAGE DISPOSAL & INDIVIDUAL SEPTIC SYSTEM
5. WATER - BLANCHARD-EDISON WATER ASSOCIATION



200903260128
Skagit County Auditor

3/26/2009 Page

3 of

3 2:26PM

EXHIBIT "A"