After Recording Return To: LAW OFFICE OF JAMES B. DOLAN, PLLC 711 South First Street Mount Vernon, WA 98273



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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 \$00 Skagit Co. Treasurer By Charl Deputy Northwest Quarter of Section 27, Township 36 North, Range 3 East, W.M.

SUBJECT TO: See Exhibit "A" attached hereto and by this reference is made a part hereof.

ALSO SUBJECT TO: Such other easements, restrictions and reservations of record.

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 to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor, and not otherwise.

DATED: March 26, 2009.

Estate of JAMES EDWARD PARKER, Deceased

TAMARA COOPER
Personal Representative

STATE OF WASHINGTON) ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that TAMARA COOPER is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of JAMES EDWARD PARKER, Deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: March 2/, , 2009.

NOTARY PUBLIC OF WASHING

Special Warranty Deed - 2 - H:\EWJ\Dolan, Jim\Parker Est Deed, Tamara.doc

Notary Public

Print Name Melos

My Commission Expires: 10/15

Skagit County Auditor

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RESERVATION OF EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

FAVOR OF : DRAINAGE DISTRICT NO. 18 OF SKAGIT COUNTY,

WASHINGTON, A MUNICIPAL CORPORATION IN FAVOR OF

A RIGHT OF WAY FOR DRAINAGE DITCH PURPOSE THE NORTH 10 FEET OF SUBJECT PROPERTY AREA AFFECTED JANUARY 28, 1977 FEBRUARY 2, 1977 DATED

RECORDED \B50345^ AUDITOR'S NO.

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.

- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS
- ZONING AGRICULTURAL
- SEWAGE DISPOSAL D INDIVIDUAL SEPTE SYSTEM
- WATER BLANCHARD-EDISON WATER ASSOCIATION

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