



201002160112
Skagit County Auditor

2/16/2010 Page 1 of 2 9:52AM

LAND TITLE OF SKAGIT COUNTY SPECIAL WARRANTY DEED

135574-32

Grantor: Phyllis L. Smith, acting as Personal Representative of the
Estate of Emmett L. Mercereau

Grantee: Windwood Development LLC, a Washington Limited Liability Company

Legal Description: Lots 10, 11, 12, and 13, Block 29, "AMENDED PLAT OF
BURLINGTON, SKAGIT COUNTY, WASHINGTON"
as per plat recorded in Volume 3 of Plats, page 17,
records of Skagit County, Washington.

Parcel Number: P71486

GRANTOR, Phyllis L. Smith, in her capacity as the duly appointed, qualified and
acting Personal Representative for the estate of Emmett L. Mercereau, deceased, in Skagit
County Cause No. 08-4-00080-0, and not in her individual capacity,

FOR AND IN CONSIDERATION OF the sum of eighty-six thousand dollars and
zero cents (\$86,000.00), does hereby grant, bargain, and convey and confirm to

GRANTEE, Windwood Development LLC, a Washington Limited Liability
Company, all of the decedent's interest in and to the real property situated in the County of
Skagit, State of Washington, legally described as follows:

Lots 10, 11, 12, and 13, Block 29, "AMENDED PLAT OF BURLINGTON,
SKAGIT COUNTY, WASHINGTON" as per plat recorded in Volume 3 of
Plats, page 17, records of Skagit County, Washington.

349
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 16 2010

1535.80

Amount Paid
Skagit Co. Treasurer
By *fm* Deputy

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.

Dated this 12th day of February, 2010.

Phyllis L. Smith
Phyllis L. Smith, Personal Representative

STATE OF WASHINGTON)

: ss

County of Skagit)

I certify that I know or have satisfactory evidence that Phyllis L. Smith is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument, and acknowledged it as the Personal Representative of the Estate of Emmett L. Mercereau, deceased, to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 2-12-10

Anneliese Maria Farrell
Notary Public in and for the State
of Washington, residing at La Grapes
My Commission Expires: 6/28/12

ANNELIESE MARIA FARRELL
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 6-28-2012



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