

When recorded return to:

Mr. Darryl J. Baker
P.O. Box 994
Concrete, WA 98237



201006010196
Skagit County Auditor

6/1/2010 Page 1 of 2 4:04PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 136319-OE

Grantor: Wendelyn McDaniel, Personal Representative
Grantee: Darryl J. Baker

LAND TITLE OF SKAGIT COUNTY

SPECIAL WARRANTY DEED (Not Statutory)

THE GRANTOR WENDELYN MCDANIEL, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF WENDALL MCDANIEL, DECEASED, SKAGIT COUNTY SUPERIOR COURT NO. 08-4-00076-1, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells and conveys to DARRYL J. BAKER, an unmarried person the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Blk 3, Hamstroms To Grassmere, (Aka Tr. D, Survey 200910210063).

Tract D, Survey recorded October 21, 2009, under Skagit County Auditor's File No. 200910210063, more fully described as follows:

Lots 4 through 10, inclusive, Block 3, "HAMSTROM'S ADDITION TO GRASSMERE," as per plat recorded in Volume 3 of Plats, page 82, records of Skagit County, Washington,

EXCEPT the North 20 feet of said Lot 4,

AND EXCEPT the West 10 feet of said Lots 4 through 10, inclusive.

TOGETHER WITH all that portion of vacated 1st Street in said plat of "HAMSTROM'S ADDITION TO GRASSMERE," as reverted thereto by operation of law by Skagit County Commissioners Final Order To Vacate by Resolution No. R20090337 by that instrument recorded under Auditor's File No. 200909300105, lying between the Easterly projection of the South line of the North 20 feet of said Lot 4 and of the Easterly projection of the South line of said Lot 10, Block 3, of said plat of "HAMSTROM'S ADDITION TO GRASSMERE".

AND TOGETHER WITH a 16 foot wide non-exclusive easement for ingress, egress and utilities over, under and across as centered upon that existing gravel driveway commonly refer to as McDaniels Drive as constructed or as may be reconstructed for the sole purpose of benefiting the lots in Block 3, of said plat of "HAMSTROM'S ADDITION TO GRASSMERE".

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 4067-003-006-0000, P71045

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 136319-OE.

1595
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUN 01 2010

Amount Paid \$ 2319.00
Skagit County Treasurer
By: Jp Deputy

Dated May 27, 2010

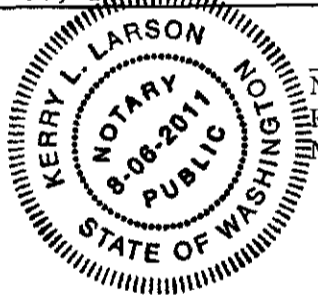
Wendelyn McDaniel
Wendelyn McDaniel, Personal Representative of the
Estate of Wendell McDaniel

Personal Representative of The Estate
of Wendell McDaniel

STATE OF Washington)
County of ~~Snohomish~~ Skagit , SS:

I certify that I know or have satisfactory evidence that Wendelyn McDaniel
signed this instrument, on oath stated that She is
authorized to execute the instrument and acknowledged it as the Personal Representative
of The Estate of Wendell McDaniel to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: May 30, 2010



Kerry Larson Kerry L. Larson
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 8/6/2011



201006010196
Skagit County Auditor