



RETURN TO:

Continental Escrow Company
2204 Riverside Drive, Suite 100
Mount Vernon, WA 98273

LAND TITLE COMPANY OF SKAGIT COUNTY

P-90319

DOCUMENT TITLE(S) (or transactions contained herein):

Special Warranty Deed

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S) (Last name, first name and initials):

1. Turnbull, Alfred Eli, Personal Representative of the Estate of Fidell C. Turnbull

GRANTEE(S) (Last name, first name and initials):

1. Wyatt, Richard M.
2. Wyatt, Jeannie M.

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, section, township and range).

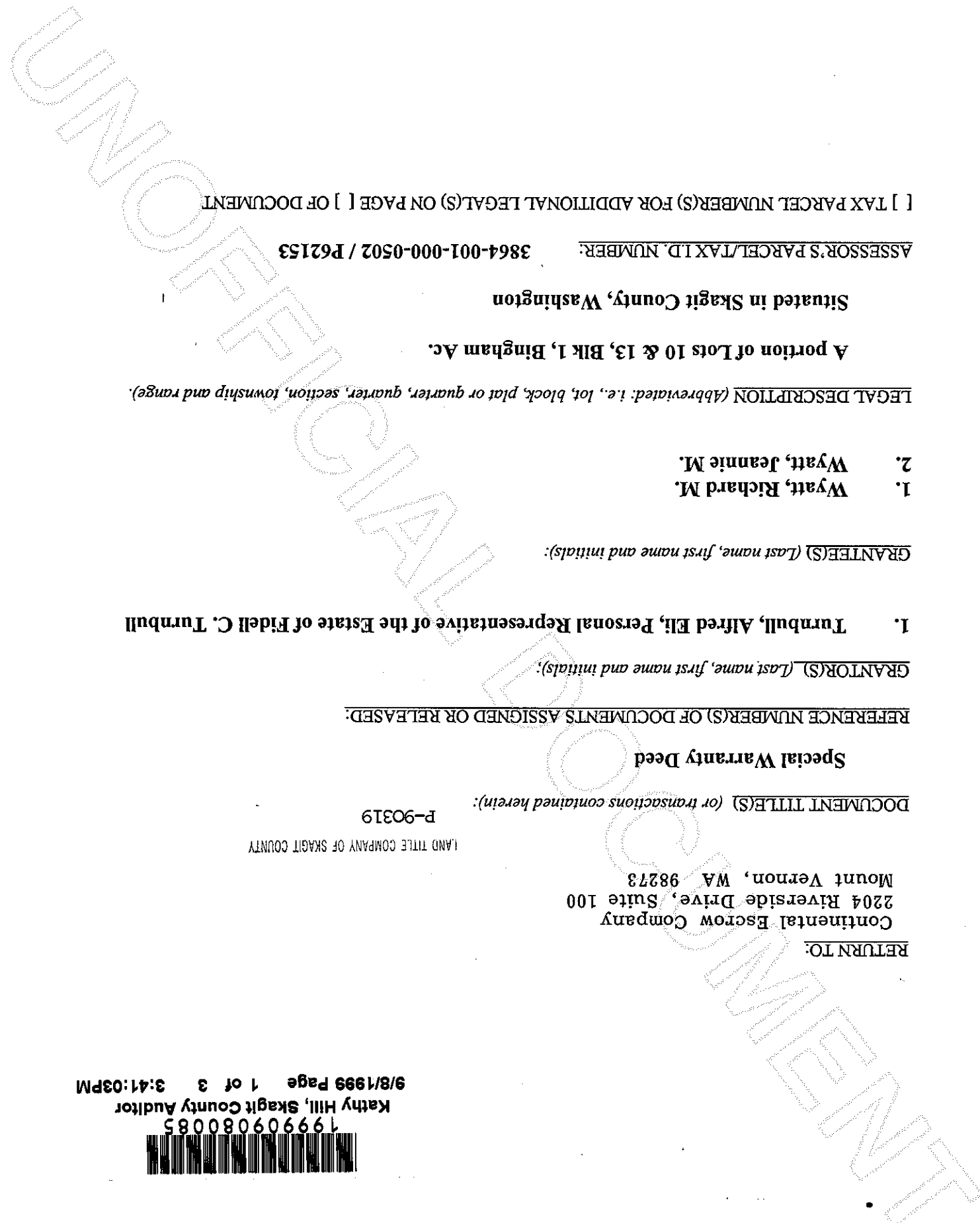
A portion of Lots 10 & 13, Blk 1, Bingham Ac.

Situated in Skagit County, Washington

ASSESSOR'S PARCEL/TAX I.D. NUMBER:

3864-001-000-0502 / P62153

[] TAX PARCEL NUMBER(S) FOR ADDITIONAL LEGAL(S) ON PAGE [] OF DOCUMENT



Special Warranty Deed

THE GRANTOR, Alfred Eli Turnbull, as personal Representative of the Estate of Fiddell C. Turnbull, deceased, in Skagit County Superior Court Cause No. 99-4-00024-2, for and in consideration of \$10.00 and other valuable consideration in hand paid, grant, bargain, convey and conform to Richard M. Wyatt and Jeanie M. Wyatt, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

That portion of Lots 10 and 13, Block 1, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in volume 4 of Plats, page 24, records of Skagit County Washington, and of the West 1/2 of the vacated street adjacent thereto, described as follows:
Beginning at the North quarter corner of Section 11, Township 34 North, Range 4 East, W. M.;

thence North 89° 30' 50" East along the North line thereof, 909 feet to the center line of said vacated street;
thence South along said centerline 790 feet to the true point of beginning;
thence South 89° 30' 50" West 156.50 feet to the East line of a road;
thence South along the East line of said road and said East line extended, 242.41 feet;
thence North 60° 30' East 179.80 feet to the centerline of the aforementioned vacated street;
thence North along the said center line 155.20 feet to the true point of beginning.
Situate in the County of Skagit, State of Washington.

together with easements and appurtenances thereto, subject to easements of record.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated June 1, 1995, recorded June 5, 1995, in Auditor's File No. 950605039 and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract. Excise tax was paid on said conveyance under receipt No. 8355 in the amount of \$765.00.

The Grantor for himself and for his successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude 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, he will forever warrant and defend the said described real estate.

Dated this 17 day of August, 1999.

Alfred E. Turnbull
Alfred Eli Turnbull

as Personal Representative of the Estate of Fiddell C. Turnbull
Skagit County Superior Court
Case No. 99-4-00024-2

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

SEP 8 - 1999

Amount Paid \$
Skagit County Treasurer
By: *[Signature]*
Deputy

