

Filed at Request of/Return to:
Law Office of Craig E. Cammock, Inc., P.S.
415 Pine Street, P.O. Box 836
Mount Vernon, Washington 98273



200311210204
Skagit County Auditor

11/21/2003 Page 1 of 2 4:03PM

SPECIAL WARRANTY DEED

Grantor(s): ESTATE OF JOYCE W. YARBROUGH, by CATHY ANN YARBROUGH
LARSON, as Personal Representative

Grantee(s): LINDA S. MCBRIDE, a single woman
RICHARD C. YARBROUGH, a married man as his separate property
CATHY ANN YARBROUGH LARSON, a single woman

Abbreviated Legal: Ptn Lot 5 & 6 "Plat of Sun River Ranchettes"

Additional legal on page 1

Assessor's Tax Parcel No: 4500-000-006-0001; P83479
4500-000-005-0200; P101135

THE GRANTOR, CATHY ANN YARBROUGH LARSON, in her capacity as the duly appointed, qualified and acting personal representative for the estate of JOYCE W. YARBROUGH, in Skagit County Cause No. 01-4-00017-9 and not in her individual capacity, in distribution of said estate, does grant, bargain, convey and confirm to LINDA S. MCBRIDE, a single woman, RICHARD C. YARBROUGH, a married man as his separate property, and CATHY ANN YARBROUGH LARSON, a single woman, as Grantees, all of the decedent's interest in and to the real property situated in the County of Skagit, State of Washington, commonly known as 41417 South Skagit Hwy, Sedro Woolley, and legally described as follows:

The Easterly 115 feet (as measured at right angles to the Easterly line) of the Southerly 200 feet (as measured at right angles to the Southerly line) of Lot 5 and all of Lot 6 in "PLAT OF SUN RIVER RANCHETTES";

Also, the Westerly 85 feet (as measured at right angles to the Westerly line) of the Southerly 200 feet (as measured at right angles to the Southerly line) of Lot 6, all in "PLAT OF SUN RIVER RANCHETTES", as per plat recorded in Volume 14 of Plats, pages 55 and 56, records of Skagit County, Washington.

Skagit County Tax Acct #4500-000-005-0200; P101135
#4500-000-006-0001; P83479

Treasurer's Excise Stamp:

The Grantor, for herself and for her successors in interest, does by these presents expressly limit the covenants of the 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, and will forever warrant and defend the said described real estate.

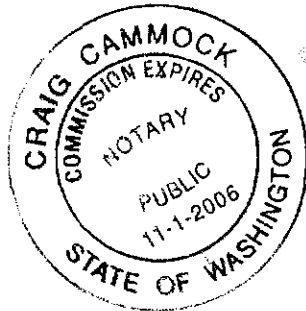
Dated this 2 day of October, 2003.

Cathy Ann Yarbrough Larson
CATHY ANN YARBROUGH-LARSON,
Personal Representative of the Estate
of Joyce W. Yarbrough, deceased

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that CATHY ANN YARBROUGH-LARSON 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 Joyce W. Yarbrough, deceased, to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 2 day of October, 2003.



[Signature]
Notary Public
My Appt. Expires: 11-1-2006

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

0010
NOV 21 2003

Amount Pa. \$ 0
By [Signature] Skagit Co. Treasurer Deputy



200311210204
Skagit County Auditor