



200312150201
Skagit County Auditor

12/15/2003 Page 1 of 2 4:13PM

AFTER RECORDING MAIL TO:
MR. ALAN D. SKILES
9599 WHATCOM LANE
Sedro Woolley, WA 98284

SPECIAL WARRANTY DEED

Escrow No. ES3636AMH
Title Order No. B76077
Reference Numbers of Related Documents:

FIRST AMERICAN TITLE CO.

B76077

THE GRANTOR BENEFICIAL WASHINGTON INC.

for and in consideration of Ten Dollars and other good and valuable consideration
in hand paid, grant, bargain, sell, convey and confirm to ALAN D. SKILES, A SINGLE MAN
the following described real estate, situated in the County of Skagit, State of Washington:

See attached Exhibit A

Assessor's Property Tax Parcel/Account Number(s): 3899-000-002-0402 ~~(P120705)~~ AND ~~3899-000-002-0700 (P120705)~~ *P64937*

The Grantors for themselves and for their successors in interest do 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 Grantors and not otherwise, they will forever warrant and defend the said described real estate.

Dated: December 9, 2003

#6343
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

BENEFICIAL WASHINGTON INC., a Washington corporation

By: *David M. Zimmerman*
David M. Zimmerman
Asst. Vice President

DEC 15 2003
Amount Paid \$ *918.00*
Skagit Co. Treasurer
By: *[Signature]* Deputy

State of ~~Washington~~ *California* ss.
County of ~~Snohomish~~ *Los Angeles*

I certify that I know or have satisfactory evidence that David M. Zimmerman (is)are the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that AVP authorized to execute the instrument and acknowledged it as the of BENEFICIAL WASHINGTON INC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/10/03

[Signature]
Notary Public in and for the State of *CA* Washington
Residing at _____
My appointment expires 2/5/05

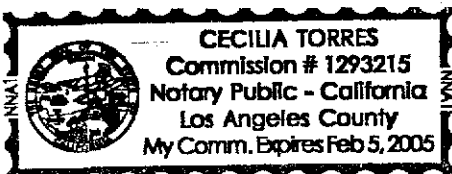


Exhibit "A"

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The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

The South 150 feet of the West 131 feet of Lot 2, "DEITER'S ACREAGE, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington (North line of said Lot 2 bears North 89°58'30" East. South line of said Lot 2 bears North 89°36'10" East. West line of said Lot 2 bears North 2°57'41" West);

(Also known as Tract "A" of that certain Short Plat No. 10-74, approved April 19, 1974).

TOGETHER WITH a non-exclusive easement right for ingress, egress and utilities over and across a strip of land being 40 feet in width, the centerline of which is described as follows:

Beginning at the Northwest corner of said Lot 2 (Northeast corner of Lot 1, said plat); thence South 2°57'41" East along the line between said Lot 2 and Lot 1 of said Plat, 493.57 feet to an intersection with the North line of the South 150 feet of said Lots 1 and 2, said intersection being the terminus of said centerline.

Together with that certian 1974 VanDyke Mobile Home
52X26 Vin #S11255

Alan J. Seiler



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