

Filed for Record at Request of:
Gary T. Jones
P.O. Box 1245
Mount Vernon, WA 98273



200506100129
Skagit County Auditor

6/10/2005 Page 1 of 3 2:49PM

SPECIAL WARRANTY DEED

Abbreviated Legal Description: Madrona View to Similk Beach Lot 5 Blk 1 and Similk Beach Lot 38 Blk 6 Lots 36 & 37 & That Ptn of 38 DAF All that Ptn of Lot 38 W'ly of a Ln Drawn From NW Cor to A Pt on S'ely Ln 110' S 6 Deg 29' W From Most E'ly Cor of Lot 38 Fr. Most E'ly Cor of Lot

Assessor's Tax Parcel Nos.: P69302 and P69280

THE GRANTOR, **EDWARD E. GILDEN**, personal representative of the Estate of **TERRY S. GILDEN**, deceased, Skagit County Cause No. 04-4-00109-9, in partial fulfillment of a non-pro rata distribution under the decedent's Last Will and Testament, and for no monetary consideration, does hereby grant and convey to **EDWARD E. GILDEN**, a single man, that certain real property situated in Skagit County, Washington, legally described as follows:

SEE ATTACHED SCHEDULE "A"


The Grantor estate, for itself and for its 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 statute or other implication, and does hereby covenant that against all persons lawfully claiming or to claim by, through, or under said Grantor and not otherwise, the Estate will forever warrant and defend the said described real estate.

DATED this 8 day of June 2005.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2975

JUN 10 2005

Amount Paid to
Skagit Co. Treasurer
By  Deputy

ESTATE OF TERRY S. GILDEN

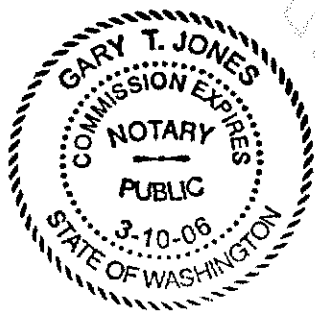
Edward E. Gilden

EDWARD E. GILDEN
Personal Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me EDWARD E. GILDEN, to me known to be the Personal Representative of the Estate of TERRY S. GILDEN, Deceased, the estate that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said estate, for the uses and purposes therein mentioned.

Given under my hand and official seal this 28th day of June 2005.



Gary T. Jones
Notary Public, State of Washington
Residing at: *Mount Vernon*
My commission expires: 3/10/2006



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SCHEDULE "A"

PARCEL "A":

Lots 36, 37 and 38, in Block 6, SIMILK BEACH SKAGIT CO., WASH., as per plat recorded in Volume 4 of Plats, page 51, records of Skagit County.

EXCEPT that portion of Lot 38 lying Easterly of a line drawn from the Northwest corner of sale Lot 38 to a point on the Southeasterly line of said Lot 38 which is 110 feet South 60° 29" West from the most Easterly corner of said lot.

PARCEL "B":

Lot 5, Block 1, MADRONA VIEW ADDITION TO SIMILK BEACH, as per plat recorded in Volume 5 of Plats, page 6, records of Skagit County.

SUBJECT TO: Easement or right of way for water and sewer pipe lines and telephone and electric transmission lines as reserved in deeds from Similk Beach Development Company, recorded in Volume 150 of Deeds, page 538, in Volume 158 of Deeds, page 605, and Auditor's File Nos. 386618 and 365934; and further

SUBJECT TO: Restrictive covenants contained in deeds under which title is claimed from Similk Beach Development Company, but omitting restrictions, if any, based on race, color, religion or national origin.



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