



200707300184

Skagit County Auditor

AFTER RECORDING RETURN TO:

7/30/2007 Page 1 of 3 2:46PM

Marian L. McChesney, TR
16106 - 41st Avenue N.E.
Lake Forest Park, WA 98155

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

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

McCHESNEY, MARIAN L., Executrix of
McCHESNEY, HAROLD A., Estate of

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

McCHESNEY, M.L. &
McCHESNEY, S.A.
TR/U WILL OF H.A. McCHESNEY

SHORT LEGAL DESCRIPTION (abbreviated: i.e., lot, block, plat or section, township, range):

Parcel (1) Tract 18, Hull's Waterfront Tracts, Vol. 7, P.33.
Parcel (2) Portion of Govt. Lot 4, Sec.25, T33N, 4EWM.

ASSESSOR'S TAX ACCOUNT NUMBER: 3929-000-018-0010 & 330425-0-001-4108

The GRANTOR(S), MARIAN L. McCHESNEY, Executrix of the Estate of HAROLD A. McCHESNEY, Deceased, in consideration of Ten Dollars (\$10.00) and other good and sufficient consideration, in hand paid, hereby grant(s), bargain(s), sell(s), convey(s) and confirm(s) to M.L. McCHESNEY & S.A. McCHESNEY, TR/U WILL of H.A. McCHESNEY, DEC. the GRANTEE(S), the following described real estate, situated in the County of Skagit, State of Washington:

The property described on the attached Legal Description, together with all appurtenances and any and all after acquired title of the Grantor herein.

3586
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 30 2007

Amount Paid \$ 0
Skagit Co. Treasurer
By man Deputy

THE GRANTOR(S), for herself and for her successors in interest, do es by these presents expressly limit the covenants of the deed to those herein expressed, and exclude(s) 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(s) and not otherwise, will forever defend the said described real estate.

DATED this 26th day of July, 2007.

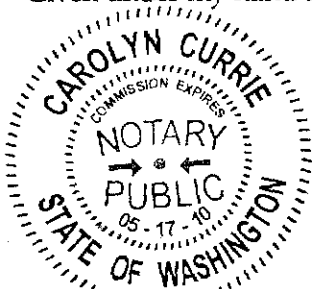
Marian L. McChesney

MARIAN L. MCCHESNEY, Executrix of Estate of Harold A. McChesney, Deceased

STATE OF WASHINGTON)
) ss.
County of King)

On this day personally appeared before me Marian L. McChesney, Executrix of the Estate of Harold A. McChesney me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 26th day of July, 2007.



Carolyn Currie

NOTARY PUBLIC in and for the State of Washington, residing at Seattle

SPECIAL WARRANTY DEED



200707300184
Skagit County Auditor

LEGAL DESCRIPTION

Special Warranty Deed

Marian L. McChesney, Executrix, Grantor

Marian L. McChesney et al, Trustees, Grantees

PARCEL 1

Tract 18, Hull's Waterfront Tracts, Volume 7 of Plats, Page 33, Records of Skagit County, Washington.

PARCEL 2

A portion of Government Lot 4, Section 25, T33N, Range 4 EWM, described as follows:

Commencing at the center of said Section 25; thence S87°35'31"E 1419.72 feet along the East-West centerline of said section; thence S02°24'29"W 1277.64 feet to the Southwest corner of Lot 18, Hull's Waterfront Tracts, as per plat thereof recorded in Volume 7 of Plats, page 33, records of Skagit County, Washington; thence N87°35'31"W 32.66 feet parallel with said East-West centerline to the Easterly margin of the former Northern Pacific Railway Company (now Burlington Northern Railroad Company) right-of-way at a point on a curve the center of which is N69°23'32"E 1382.69 feet from said point, said point also being the True Point of Beginning; thence Northerly along the arc of said curve having a radius of 1382.69 feet, through a central angle of 2°13'57", an arc distance of 53.87 feet; thence N87°35'31"W 79.92 feet to a point on a curve the center of which is N72°44'22"E 1457.69 feet from said point; thence Southerly along the arc of said curve having a radius of 1457.69 feet, through a central angle of 2°06'02", an arc distance of 53.44 feet to a point that is N87°35'31"W from the True Point of Beginning; thence S87°35'31"E 81.11 feet parallel with said East-West centerline to the True Point of Beginning.

Legal Description



200707300184
Skagit County Auditor