



**PIONEER NATIONAL  
TITLE INSURANCE**

A TICOR COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO:  
WASHINGTON FEDERAL SAVINGS

P O BOX 639

Mount Vernon WA 98273

ATTN: Cheryl H.  
50 300 40022 8

THIS SPACE RESERVED FOR RECORDER'S USE

83 OCT 11 1977

REQUEST OF

REVENUE STAMPS



Real Estate Excise Tax  
SKAGIT COUNTY WASHINGTON  
FORM L59F  
1977

**8310110031**

**Statutory Warranty Deed**

(CORPORATE FORM)

THE GRANTOR WASHINGTON FEDERAL SAVINGS AND LOAN ASSOC., INC.

for and in consideration of TEN DOLLARS AND NO/100

in hand paid, conveys and warrants to BERTIE L. BAXTER AND EDNA M. BAXTER, husband and wife

the following described real estate, situated in the County of SKAGIT Washington:

A portion of the Northeast 1/4 of Section 12, Township 34 North, Range 2 East, W.M., described as follows:

Commencing at the Southeast corner of said Section 12; thence North along the East line of said Section 12 a distance of 3012.1 feet to the centerline of the Great Northern Railway right-of-way; thence North 75° 17' 40" West along the centerline of said Great Northern right-of-way a distance of 1463.34 feet; thence North 7° 47' 20" East a distance of 50.37 feet to the northerly boundary of said Great Northern right-of-way and the true point of beginning; thence continue North 7° 47' 20" East a distance of 198.00 feet; thence North 75° 17' 40" West a distance of 115.00 feet; thence South 7° 47' 20" West a distance of 198.00 feet to the northerly boundary of said Great Northern right-of-way; thence South 75° 17' 40" East a distance of 115.00 feet to the true point of beginning.

TOGETHER WITH a non-exclusive easement for access and utilities over and across a portion of said Northeast 1/4, described as follows:

Commencing at the Southeast corner of said Section 12; thence North along the East line of said Section 12 a distance of 3012.1 feet to the centerline of the Great Northern Railway right-of-way; thence North 75° 17' 40" West along the centerline of said Great Northern right-of-way a distance of 1423.04 feet; thence North 7° 47' 20" East a distance of 50.37 feet to the northerly boundary of said Great Northern right-of-way and the true point of beginning; thence continue North 7° 47' 20" East a distance of 147.00 feet; thence South 75° 17' 40" East a distance of 230.00 feet; thence North 7° 47' 20" East a distance of 20.15 feet; thence North 75° 17' 40" West a distance of 230.00 feet; thence North 7° 47' 20" East 30.85 feet; thence North 75° 17' 40" West 40.30 feet; thence South 7° 47' 20" West a distance of 198.00 feet to the Northerly boundary of said Great Northern right-of-way; thence South 75° 17' 40" East a distance of 40.30 feet to the true point of beginning.

**8310110031**

Situate in the County of Skagit, State of Washington.

VOL 533 PAGE 313

SKAGIT COUNTY TITLE CO.

14805

SET

UNOFFICIAL DOCUMENT

UNOFFICIAL

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated June 16, 1972, 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.

Real Estate Excise Tax was paid on this sale or stamped exempt on June 30, 1972, Rec. No. 1615 AMOUNT \$200.00

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 7th day of October, 1983

WASHINGTON FEDERAL SAVINGS & LOAN ASSOC., INC.

W.P. CLEMENTS, VICE PRES.; LN. SERVICING MGR. *President.*

By *Vivian L. Sakagami*  
VIVIAN L. SAKAGAMI, LOAN SERVICING OFFICER

STATE OF WASHINGTON, )  
County of King ) ss.

On this 7th day of October, 1983, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared W.P. CLEMENTS and VIVIAN L. SAKAGAMI to me known to be the Vice President and Loan Servicing Mgr. and Servicing Officer, respectively, of Washington Federal Savings & Loan Assoc., Inc. the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

VO. 533 314

*Notary Public in and for the State of Washington, residing at LaConner*

8310110031

SET