

Island Title Company
SA-6503

WARRANTY DEED

8804150092

The Grantors, GEORGE A. BRADSHAW, who was a single man on August 23, 1979 and until his marriage to VALERIE BRADSHAW, and VALERIE BRADSHAW, husband and wife, of 738 S.-March Point Road, Anacortes, Skagit County, Washington, for and in consideration of the assumption by Grantees of the Deed of Trust hereinafter described, in hand paid, receipt of which is hereby acknowledged, hereby convey and warrant unto RUSSELL GIBBONS and MARIE GIBBONS, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington, to-wit:

That portion of the East Half of the Southeast Quarter of the Northwest Quarter of Section 3, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the West line of said East Half of the Southeast Quarter of the Northwest Quarter and the Southerly line of State Highway No. 1; thence South along the West line of said East Half of the Southeast Quarter of the Northwest Quarter, 400 feet; thence East 200 feet; thence North parallel with the West line of said East Half of the Southeast Quarter of the Northwest Quarter to the Southerly line of State Highway No. 1; thence Westerly along said Southerly line to the point of beginning;
SUBJECT TO EASEMENTS OF RECORD;
together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

This conveyance is made subject to Deed of Trust dated August 3, 1984, in the total original sum of \$26,898.36, wherein the Grantors hereof were Grantor and Kirk A. Ruddell and Donna K. Ruddell, husband and wife, were Beneficiary, to secure the sum of \$26,898.36 and interest, which said obligation the Grantees hereof by acceptance of this deed covenant and agree to assume, discharge and pay in full before delinquency, and to hold harmless the Grantors from and indemnify them against any further liability of whatsoever nature in connection with said obligation. The Grantors hereby covenant that the balance now owing on said Deed of Trust obligation is the sum of \$25,050.21,

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

APR 15 1985

Amount Paid \$
Ruth Wylie, Co. Treas.

By Deputy

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WELLS & JOHNSON, Attorneys at Law
P.O. Box 158, 913 Seventh Street
Anacortes, WA 98221 (206)293-9566

and that interest at the rate of 11% per annum has been paid to
October 30, 1986.

Dated this 1st day of ~~March~~ ^{April}, 1988.

George A. Bradshaw (SEAL)

Valerie L. Bradshaw (SEAL)

ACCEPTED:

Russell L. Gibson

Marie L. Gibson
GRANTEES

RECEIVED
REQUEST OF
JERRY HIGHT
SKAGIT
88 APR 15 P4:04

STATE OF WASHINGTON)
COUNTY OF SKAGIT) :SS

On this day personally appeared before me GEORGE A. BRADSHAW
and VALERIE BRADSHAW, to me known to be the individuals described
in and who executed the within and foregoing instrument, and
acknowledged that they signed the same as their free and
voluntary act and deed, for the uses and purposes therein
mentioned.

Given under my hand and official seal this 1st day of
~~March~~ ^{April}, 1988.

April L. Anderson
Notary Public in and for the State of
Washington, residing at Anacortes

My appointment expires ~~November 1, 1988~~
Dec. 29, 1990

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