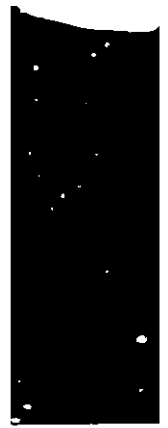


UNOFFICIAL



10

SKAGIT COUNTY KATHY HILL CLERK

99 JUL 19 P3:36

RECORDED \_\_\_\_\_ FILED \_\_\_\_\_  
REQUEST OF \_\_\_\_\_

RETURN TO:

**9907190132**

Patrick M. Hayden  
Attorney at Law  
P. O. Box 454  
Sedro-Woolley, WA 98284

DOCUMENT TITLE(S) (or transactions contained herein):

**STATUTORY WARRANTY DEED**

FIRST AMERICAN TITLE CO.  
59296

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

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

1. Fredlund, Albert W.
2. Fredlund, Janice

ORIGINAL

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

1. Sedro-Woolley Chamber of Commerce, a non-profit corporation

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range).

**Parcel A:**

An undivided 1/4 interest in the following described property:  
The South 37 feet of Lots 11, 12, and 13, and the North 30 feet of Lots 11, 12, and 13, all in Block 2, "PLAT OF THE TOWN OF WOOLLEY", according to the plat thereof recorded in volume 2 of Plats, Page 92, records of Skagit County, Washington.

**Parcel B:**

The South 33 feet of the North 63 feet of Lots 11, 12, and 13, Block 2, "PLAT OF THE TOWN OF SEDRO", as per plat recorded in Volume 2 of Plats, records of Skagit County, Washington.

Situated in Skagit County, WA

ASSESSOR'S PARCEL/TAX I.D. NUMBER:

R 77455; R112800; R112801

[ ] TAX PARCEL NUMBER(S) FOR ADDITIONAL LEGAL(S) ON PAGE [ ] OF DOCUMENT

**9907190132**

BK2021PG0509

**STATUTORY WARRANTY DEED**

The Grantors, Albert W. Fredlund and Janice Fredlund, husband and wife for and in consideration of Ten Dollars and other valuable consideration, in hand and paid, conveys and warrants to the Sedro-Woolley Chamber of Commerce, a Washington non-profit corporation, the following described real estate, situated in the County of Skagit, State of Washington:

**Parcel A:**

An undivided ¼ interest in the following described property:  
The South 37 feet of Lots 11, 12, and 13, and the North 30 feet of Lots 11, 12, and 13, all in Block 2, "PLAT OF THE TOWN OF WOOLLEY", according to the plat thereof recorded in volume 2 of Plats, Page 92, records of Skagit County, Washington.

**Parcel B:**

The South 33 feet of the North 63 feet of Lots 11, 12, and 13, Block 2, "PLAT OF THE TOWN OF SEDRO", as per plat recorded in Volume 2 of Plats, records of Skagit County, Washington.

**Subject to:**

(a) the lease recorded March 26, 1965 in Skagit County Auditor's File No. 663919, and assignments, modifications and amendments thereto, as disclosed in paragraph 4 of First American Title Insurance Commitment No. 59296;


(b) the lease recorded March 26, 1965 in Skagit County Auditor's File No. 663921, and assignments, modifications and amendments thereto, as disclosed in paragraph 5 of First American Title Insurance Commitment No. 59296;

(c) the Agreement between Wyman Hammer and the City of Sedro-Woolley, dated August 4, 1997, recorded August 7, 1997, in Skagit County Auditor's File No. 9708070012 as disclosed in paragraph 6 of First American Title Insurance Commitment No. 59296;

*Assignment and Limited Warranty of Leases:* Grantors assigns to Grantee any interest of Grantors as Lessors in the above-referenced leases, including all rents, and warrant that (a) Grantors have not previously assigned, conveyed or encumbered said interests to any other person or party, and (b) Grantors have accepted no advance rent nor made any agreement with Lessee which modifies said lease, except as disclosed in First American Title Insurance Commitment No. 59296, but do not otherwise make any warranties respecting said leases.

DATED this 6<sup>th</sup> day of July, 1999.

  
ALBERT W. FREDLUND

  
JANICE FREDLUND

**9907190132**

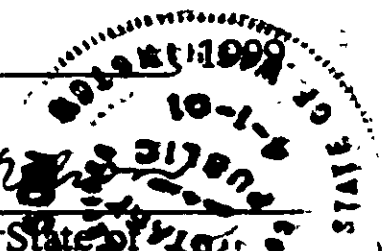
BK 2021 PG 0510

UNRECORDED

State of Washington )  
 ) ss  
County of Skagit )

On this day personally appeared before me Albert W. Fredlund and Janice Fredlund, 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 6<sup>th</sup> day of July



Janice M. Nelson  
Notary Public in and for the State of Washington, residing at 1702 1/2 1st St, Skagit  
My Commission Expires: 4-1-2001  
Print Name: Janice M Nelson

30446  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

JUL 19 1999

Amount Paid \$ 612.00  
Skagit County Treasurer  
By: JA Deputy

9907190132