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199908090114

AFTER RECORDING MAIL TO:
Curtis Tronsdal
1668 Milltown Rd.
Stanwood, WA 98292

Kathy Hill, Skagit County Auditor
8/9/1999 Page 1 of 3 3:36:25PM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-90721-E

PARTIAL
(FULFILLMENT)

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): AGNES TRONSDAL, as her separate property
Grantee(s): HOWARD CURTIS TRONSDAL and DeANNE M. TRONSDAL, husband and wife
Abbreviated Legal: Ptn. NE 1/4 of NE 1/4, 31-33-4 EWM
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 330431-1-001-0007/P17552; 330431-1-001-0106/P17553

THE GRANTOR AGNES TRONSDAL, as her separate property
for and in consideration of PARTIAL FULFILLMENT OF REAL ESTATE CONTRACT
in hand paid, conveys and warrants to HOWARD CURTIS TRONSDAL and DeANNE M. TRONSDAL,
husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

See Attached Exhibit "A" Partial

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated January 30,
1997, 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.

#2754-

Real Estate Excise Tax was paid on this sale or stamped exempt on February 10, 1997, Rec. No. 16848
Dated this 4th day of August, 1999

By Agnes Tronsdal
Agnes Tronsdal

By John Tronsdal Rec.
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

By _____ By _____

STATE OF WASHINGTON }
County of SKAGIT } SS:

AUG 09 1999

Amount Paid \$
Skagit Co. Treasurer
By 100 Deputy

I certify that I know or have satisfactory evidence that AGNES TRONSDAL
_____ is the person _____ who appeared before me, and said
person _____ acknowledged that she signed this instrument and acknowledged it to be she free and
voluntary act for the uses and purposes mentioned in the instrument.

Dated: AUGUST 5 1999

Candace M. Taylor
Candace M. Taylor
Notary Public in and for the State of WASHINGTON
Residing at MOUNT VERNON
My appointment expires: 1/01/2001

STATE OF Washington }
County of Skagit } SS:

On this 5th day of August, 1999 before me personally appeared John Tronsdal, who executed the within instrument as Attorney in Fact for Agnes Tronsdal and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed as attorney in fact for Agnes Tronsdal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said Agnes Tronsdal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)

Candace M. Taylor
Candace m Taylor
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 11/01

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EXHIBIT "A"

DESCRIPTION:

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision;
thence South 2 degrees 13'26" West, along the East line of said Section 31,
a distance of 495 feet;
thence North 88 degrees 24'11" West, a distance of 50.00 feet to the true
point of beginning;
thence North 88 degrees 24'11" West a distance of 221.75 feet;
thence South 1 degrees 38'21" West, a distance of 596.40 feet;
thence South 88 degrees 24'11" East a distance of 215.66 feet;
thence North 2 degrees 13'26" East, a distance of 596.43 feet to the point
of beginning.

TOGETHER WITH an easement for ingress, egress and utilities over and across
the following described real property:

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision;
thence South 2 degrees 13'26" West, along the East line of said Section 31,
a distance of 495 feet;
thence North 88 degrees 24'11" West, a distance of 50.00 feet;
thence North 88 degrees 24'11" West a distance of 221.75 feet;
thence South 1 degrees 38'21" West, a distance of 122.00 feet to the point
of beginning;
thence North 88 degrees 24'11" West a distance of 60.00 feet;
thence South 1 degrees 38'21" West to the North boundary of the existing
Milltown Road;
thence East along the Northerly boundary of Milltown Road, a distance of
60.00 feet;
thence North 1 degrees 38'21" East to the point of beginning,

EXCEPT that portion of said easement, if any, lying within a tract conveyed
to Walter C. Boyd, Jr. by deed recorded March 12, 1997, under Auditor's File
No. 9703120082.

Situate in the County of Skagit, State of Washington.

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