



199908260107  
Kathy Hill, Skagit County Auditor  
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AFTER RECORDING MAIL TO:

Name Ruth M. Altvater  
Address 407 East Jones Road  
City, State, Zip Sedro-Woolley, WA 98284

24-35-4 Pt NW-NW

**Statutory Warranty Deed** FIRST AMERICAN TITLE CO.  
B59712E

THE GRANTOR STEPHEN W. KEPLINGER and CHERYL KEPLINGER, Husband and Wife for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to RUTH M. ALTVATER, A Single Woman the following described real estate, situated in the County of Skagit, State of Washington:

See Exhibit "A" attached hereto and made a part hereof.

Subject to: Paragraphs A , Schedule B-1 of First American Title Company's Preliminary Commitment for Title Insurance No. 59712. 2nd Half 1999 Taxes.

# 31167  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

AUG 26 1999

Amount Paid \$ 1912.50  
Skagit Co. Treasurer  
By *OBV* Deputy

Assessor's Property Tax Parcel Account Number(s): 350424-0-055-0209, R37409

Dated this 27<sup>th</sup> day of July, 1999.

*Stephen W. Keplinger*

*Stephen W. Keplinger*  
STEPHEN W. KEPLINGER

*Cheryl Keplinger*  
CHERYL KEPLINGER

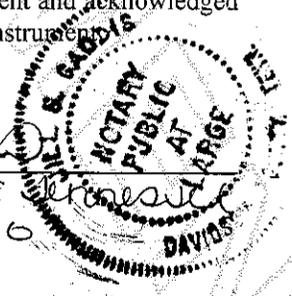
STATE OF \_\_\_\_\_ } ss  
COUNTY OF \_\_\_\_\_

I certify that I know or have satisfactory evidence that STEPHEN W. KEPLINGER is the person who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7-27-99

*April S. Maddis*

Notary Public in and for the State of  
Residing at Davidson Co  
My appointment expires:



STATE OF WASHINGTON,  
County of Skagit

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Cheryl Keplinger

\_\_\_\_\_ to me known  
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that she  
signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13th day of August, 19 99.



**Lydia Reynolds**

*Lydia Reynolds*  
Notary Public in and for the State of Washington,  
residing at Mount Vernon

My appointment expires 8/9/2001

STATE OF WASHINGTON,  
County of \_\_\_\_\_

ACKNOWLEDGMENT - Corporate

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_

\_\_\_\_\_ and \_\_\_\_\_ to me known to be the  
\_\_\_\_\_ President and \_\_\_\_\_ Secretary, respectively, of \_\_\_\_\_

\_\_\_\_\_ 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 \_\_\_\_\_ authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

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

\_\_\_\_\_  
Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_

My appointment expires \_\_\_\_\_

This jurat is page \_\_\_\_\_ of \_\_\_\_\_ and is attached to \_\_\_\_\_



Exhibit "A"

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Commencing at a point on the West line of said Northwest 1/4 of the Northwest 1/4, 50 feet South of the Northwest corner of said Section 24, said point being on the South line of the abandoned right of way of the Puget Sound and Baker River Railroad; thence East along the South line of said right of way, a distance of 150.00 feet to the point of beginning of this description; thence South parallel with the West line of said Section 24, a distance of 140.00 feet; thence East parallel with the North line of said Section 24, a distance of 110.00 feet; thence North parallel with the West line of said Section 24, a distance of 140.00 feet to the South line of said right of way of the Puget Sound and Baker River Railroad; thence West on said right of way line a distance of 110.00 feet to the point of beginning of this description.



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