



199911050044

Kathy Hill, Skagit County Auditor

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After recording return document to:

JOHN R. SULLIVAN, Attorney  
Post Office Box 383  
Concrete, WA 98237-0383

DOCUMENT TITLE: *Statutory Warranty Deed* (fulfillment)  
REFERENCE NUMBER OF RELATED DOCUMENT:  
GRANTOR(S): John W. and Joyce E. Smith  
GRANTEE(S): Joan Lee Brakken  
ABBREVIATED LEGAL DESCRIPTION: Tract 1, Short Plat 34-85,  
Sec. 31, Twp. 36N, Rng. 11E  
COMPLETE LEGAL DESCRIPTION ON PAGE(S) 1 & 2 OF DOCUMENT.  
ASSESSOR'S TAX/PARCEL NUMBER(S): 361131-4-003-0015 P51950

Statutory Warranty Deed

THE GRANTORS JOHN W. SMITH and JOYCE E. SMITH,  
husband and wife, for and in consideration of Ten Dollars  
and Other Valuable Considerations in hand paid, conveys  
and warrants to JOAN LEE BRAKKEN, a single woman, as her  
separate property, the following described real estate,  
situated in the County of Skagit, State of Washington:

Tract 1 of Short Plat 34-85, approved  
December 23, 1985 and recorded December  
31, 1986, in Volume 7 of Short Plats,

*Statutory Warranty Deed*  
Smith/Brakken

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UNRECORDED

page 156, records of Skagit County, Washington, under Auditor's File No. 8612310090, being a portion of the Northwest 1/4 of the Southeast 1/4 of Section 31, Township 36 North, Range 11 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across a 60 foot strip of land as granted by the City of Seattle and described in instrument recorded under Skagit County Auditor's File No. 8609180017.

Situated in Skagit County, Washington.

This deed is given in fulfillment of that certain real estate contract, dated January 15, 1990, between John Robert Hoff, now deceased, Grantee herein, (Joan Lee Brakken, being his legal successor) and the Grantors hereto (who received assignment of Contract and Deed under document dated October 7, 1993) 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.



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