



AFTER RECORDING MAIL TO:

Name Damon R. Irons and Betty Irons

Address ~~1880 Maple Hill Lane~~ 1511 9th Street

City, State, Zip ~~1511 9th Street, WA 98221~~ Anacortes, Wa 98221

FIRST AMERICAN TITLE CO.

(FULFILLMENT)

7-34-5 GOVT LT 4

B60902E-1

Statutory Warranty Deed

ORIGINAL

THE GRANTOR DUANE M. LESTER and MARILYN L. LESTER, Husband and Wife for and in consideration of Fulfillment of Real Estate Contract in hand paid, conveys and warrants to DAMON R. IRONS and BETTY IRONS, Husband and Wife 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 through G, inclusive of Schedule B-1 of First American Title Company's Preliminary Commitment for Title Insurance No. 59532. 2nd Half 1999 Taxes.

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

30308
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

DEC 22 1999

JUL 14 1999

Amount Paid \$ 0
Skagit Co. Treasurer
By: DC Deputy

Assessor's Property Tax Parcel Account Number(s): 340407-0-005-0011R30185

Amount Paid \$1,071.00
By: Skagit County Treasurer
Deputy

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated July 14, 1999, 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.

Real Estate Sales Tax was paid on this sale or stamped exempt on _____, Rec. No.

Dated this 14th day of July, 1999.

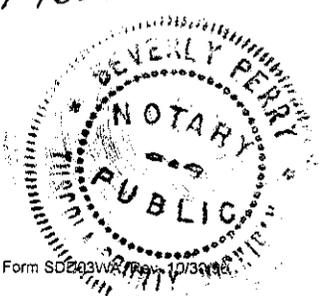
Duane M. Lester
DUANE M. LESTER

Marilyn L. Lester
MARILYN L. LESTER

STATE OF MICHIGAN
COUNTY OF TUSCORA } ss

I certify that I know or have satisfactory evidence that DUANE M. LESTER and MARILYN L. LESTER are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7-13-99



Beverly Perry
Notary Public in and for the State of MICHIGAN
Residing at TUSCORA COUNTY
My appointment expires: 7-8-2001

Order No. : B60902

SCHEDULE "C"

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

Lot 1, Skagit County Short Plat #12-83 approved November 19, 1984, recorded November 19, 1984 in Volume 6 of Short Plats, page 192 under Auditor's File No. 8411190034, records of Skagit County, Washington, being a portion of Government Lot 4 in Section 7, Township 34 North, Range 5 East, W.M.,

EXCEPT that portion of said Lot 1 lying Southwesterly of the following described line:

Commencing at the Southerlymost Southwest corner of said Lot 1; thence South 89 degrees 54'25", plus or minus, to a point on the centerline of Maplehill Lane as shown on the face of said Short Plat, said point being the point of beginning; thence North 26 degrees 38'01" West along said centerline to the beginning of a curve to the left; thence continuing along the curve of said centerline to a point of tangency; thence North 46 degrees 05'51" West along said centerline and said centerline extended North 46 degrees 05'51" West to an intersection with the West line of said Lot 1, said point being the terminus of said line; EXCEPT that portion conveyed to Ray S. Hammer, Jr., et al by Quit Claim Deed recorded under Auditor's File No. 8603050028;

TOGETHER WITH that portion of Lot 2, Skagit County Short Plat #12-83, approved November 19, 1984, recorded November 19, 1984 in Volume 6 of Short Plats, page 192, under Auditor's File No. 8411190034, records of Skagit County, Washington, being a portion of Government Lot 4 in Section 7, Township 34 North, Range 5 East, lying Northeasterly of a line described as follows:

Commencing at the Southerlymost Southwest corner of Lot 1 of said Short Plat; thence South 89 degrees 54'25" East 326' 25", plus or minus, to a point on the centerline of Maplehill Lane as shown on the face of said Short Plat, said point being the point of beginning; thence South 26 degrees 38'01" East along said centerline and said centerline extended to a point of curvature in said centerline; thence continue South 26 degrees 38'01" East to an intersection with the South line of said Lot 2, said point being the terminus of said line.



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Kathy Hill, Skagit County Auditor

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