



200003010004

Kathy Hill, Skagit County Auditor
3/1/2000 Page 1 of 2 8:55:55AM

WHEN RECORDED RETURN TO

ADELSTEIN, SHARPE & SERKA
P.O. Box 5158
Bellingham, WA 98227

STATUTORY WARRANTY FULFILLMENT DEED

GRANTOR: Philip A. Serka for CHESTER G. KOONTZ and DOROTHY L. KOONTZ (authorized pursuant to Skagit County Court Order dated February 17, 2000, in Lorence v. Koontz, Skagit County Superior Court Cause No. 99 2 01395 9)

GRANTEE: Fair F. Bass and Helen Bass

LEGAL DESCRIPTION: Lot 8 Blk 2 Samish terrace and ptn of Gov. Lot 1, Sec 26, TS 36 N R 2E
Township 40N Range 3W

TAX PARCEL I.D. #: 3992-002-008-002

REFERENCE #'S: 713434; 199911080073

THE GRANTOR, Philip A. Serka for CHESTER G. KOONTZ and DOROTHY L. KOONTZ (authorized pursuant to Skagit County Court Order dated February 17, 2000, in Lorence v. Koontz, Skagit County Superior Court Cause No. 99 2 01395 9), for and in consideration of action to quiet title, conveys and warrants to FAIR F. BASS and HELEN BASS, the following-described real estate, situated in Skagit County, Washington, to wit:

Lot 8 Block 2 Samish Terrace as per the plat thereof recorded in Volume 7 of Plats, Page 20, Records of Skagit County, Washington; also, an undivided 1/80 interest in the following-described real estate, also situated in the County of Skagit, State of Washington: That portion of Government Lot 1, section 26, township 36 north, range 2 east, W.M., beginning at the southeast corner of said Government lot 1, thence north 1 deg. 38'45" east along the section line, a distance of 1164.02 feet to the meander corner between sections 25 and 26; thence south 82deg.30' west a distance of 483.15 feet to the true point of beginning; thence continue south 82 deg.30' west a distance of 50.64 feet; thence south 1 deg.38'45" west, a distance of 477.07 feet to the north edge of the H.R. Roney Road; thence southeasterly along the north line of the H.R. Roney Road a distance of 51.0 feet; thence north 1 deg.38'45" east a distance of 495.3 feet to the true point of beginning.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, recorded April 26, 1968 under Skagit County Auditor's File No. 713434, 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.

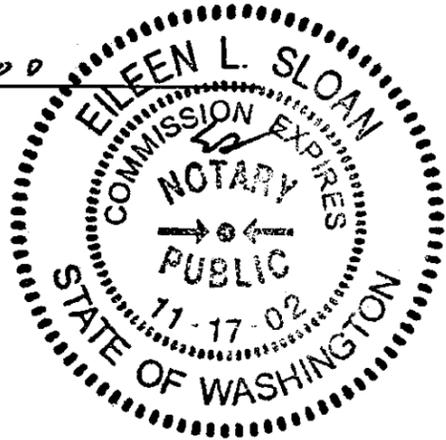
DATED this 1 day of March, 2000.

Philip A. Serka for Pursuit to Court Order
Philip A. Serka for CHESTER G. KOONTZ and DOROTHY L. KOONTZ (authorized pursuant to Skagit County Court Order dated February 17, 2000, in Lorence v. Koontz, Skagit County Superior Court Cause No. 99 2 01395 9)

STATE OF WASHINGTON)
)ss.
COUNTY OF WHATCOM)

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

Dated: 3/1/00



Eileen Sloan
NOTARY PUBLIC, in and for the State of Washington, residing at: Bozeman WA
Printed Name: **EILEEN SLOAN**
My Commission expires: 11/17/02

2/lorence/fulfill deed

35185
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
May 8, 1968
~~MAR 1 2000~~
Amount Paid \$ 3300
Skagit Co. Treasurer
By *aw* Deputy

