

AFTER RECORDING RETURN TO:

DEAN P. SHEPHERD, ATTORNEY
P.O. BOX 416
EDMONDS, WA 98020-0416



200003150001

Kathy Hill, Skagit County Auditor
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**STATUTORY WARRANTY DEED
(FULFILLMENT DEED)**

Reference numbers of related documents: N/A

Grantor(s):

1. MERRITT, Alan, as his separate property

Grantee(s):

1. BERGER, Roy M. and Betty Lou, husband and wife


Legal Description:

1. Government Lots 3 and 4; the SE 1/4 of the NW 1/4; Except the E 15 acres thereof; and the NE 1/4 of SW 1/4; Except the E 15 acres thereof, all in Section 19, Township 35 N., Range 6 E.W.M., Skagit Co., WA.
2. Additional legal description is on page(s) 3 of document

Assessor's Property Tax Parcel Account Number(s):

350619-0-017-0003;
350619-3-002-0004;
350619-2-002-0006;
350619-0-004-0107

FIRST-AMERICAN



First American Title Insurance Company

Filed for Record at Request of

Name

Address

City and State

THIS SPACE PROVIDED FOR RECORDER'S USE:

Statutory Warranty Deed

THE GRANTOR ALAN MERRITT, A SINGLE MAN, AS HIS SEPARATE PROPERTY;
for and in consideration of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION;
in hand paid, conveys and warrants to ROY M. BERGER AND BETTY LOU BERGER, HUSBAND AND WIFE;
the following described real estate, situated in the County of SKAGIT, State of Washington:
(SEE EXHIBIT "A", ATTACHED HERETO)

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated APRIL 25, 1987, 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 on MAY 1, 1987, Rec. No. 1400
Dated APRIL 25, 1987, IN THE AMOUNT OF \$1,230.50.

ALAN MERRITT

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAR 14 2000

Amount Paid \$
Skagit County Treasurer
By: Deputy

STATE OF WASHINGTON

COUNTY OF SKAGIT

On this day personally appeared before me
ALAN MERRITT

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

GIVEN under my hand and official seal this day of MAY, 19 87.

Notary Public in and for the State of Washington, residing at
MOUNT VERNON

MY COMMISSION EXPIRES 5/15/91

STATE OF WASHINGTON

COUNTY OF

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 is the corporate seal of said corporation.

Witness my hand and off

Notary Public i

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Kathy Hill, Skagit County Auditor

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LPB-11 (6/84)

EXHIBIT "A"
(LEGAL DESCRIPTION)

Government Lots 3 and 4; the Southeast 1/4 of the Northwest 1/4; EXCEPT the East 15 acres thereof; and the Northeast 1/4 of the Southwest 1/4; EXCEPT the East 15 acres thereof; all in Section 19, Township 35 North, Range 6 East W.M..

EXCEPTING from the above described premises Walberg Road and the following described tracts:

1.) Beginning at a point on the North line of the County road 20 feet West of the West line of the East 15 acres of the Northeast 1/4 of the Southwest 1/4 of said Section 19; thence North parallel with said West line, a distance of 300 feet; thence West parallel with the North line of the County Road, 230 feet; thence South parallel with said West line, a distance of 300 feet, more or less, to the North line of the County road; thence East along said North line to the point of beginning.

2.) Commencing at a point 987.4 feet West of the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 19 on the South boundary of said Northeast 1/4 of the Southwest 1/4; thence Northerly on a line parallel to the centerline of said Section 19, a distance of 250 feet; thence Westerly on a line parallel to the said South boundary of said Northeast 1/4 of the Southwest 1/4, a distance of 310 feet; thence Southerly along a line parallel to said centerline of said Section 19, a distance of 250 feet; thence Easterly along said South boundary of said Northeast 1/4 of the Southwest 1/4 a distance of 310 feet, more or less, to the point of beginning.

3.) Commencing at a point 987.4 feet West of the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 19 on the South boundary of said Northeast 1/4 of the Southwest 1/4; thence Northerly on a line parallel to the centerline of said Section 19, a distance of 250 feet; thence Easterly on a line parallel to the said South boundary of said Northeast 1/4 of the Southwest 1/4 to a point that is 250 feet West of the West line of the East 15 acres of the Northeast 1/4 of the Southwest 1/4 of said Section 19; thence South parallel with said West line to the South boundary of said Northwest 1/4 of the Southwest 1/4; thence West to the point of beginning.

4.) That portion of Government Lots 3, 4 and 5, Section 19, Township 35 North, Range 6 East W.M., described as follows:

Commencing at the Southwest corner of said Section 19; thence North 0 deg. 03' 19" West, 988.86 feet along the West line of said Section 19 to an intersection with the Northerly margin of the Walberg Road as described in Deed to Skagit County for road purposes recorded January 31, 1961, under Auditor's File No. 603631, said intersection being the true point of beginning; thence Northeasterly along said Northerly margin being an arc of a curve having a radius of 603.00 feet and an initial tangent bearing of North 20 deg. 55' 52" East through a central angle of 70 deg. 19' 12", an arc distance of 740.07 feet to a point of tangency; thence South 88 deg. 44' 56" East, 570.00 feet along said Northerly margin; thence North 40 deg. 22' 40" West, 99.00 feet; thence North 0 deg. 03' 19" West, 1991.2 feet to the centerline of an existing slough; thence Southwesterly along the centerline of said slough to an intersection with said West line of Section 19; thence South 0 deg. 03' 19" East, 1157.0 feet along said West line to the true point of beginning. TOGETHER WITH that certain 30 foot wide non-exclusive easement for ingress, egress and utilities as said easement is set forth and reserved in document recorded December 3, 1986, under Auditor's File No. 8612030065, records of Skagit County, Washington.



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