



200007280078

Kathy Hill, Skagit County Auditor
7/28/2000 Page 1 of 1 1:49:42PM

AFTER RECORDING MAIL TO:

Name CHARLES H. FERGUSON, MARILYN J. FERGUSON
Address 29210 BACUS RD.
City, State, Zip SEDRO WOOLEY, WA 98284
B62464
Filed for Record at Request of First American Title of Skagit County

B62464-E

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

THE GRANTOR BRETT A. HANSON, as his separate estate for and in consideration of **Ten Dollars and other valuable consideration**, as Part of an **IRS 1031 Tax Deferred Exchange** in hand paid, conveys and warrants to **CHARLES H. FERGUSON and MARILYN J. FERGUSON, Husband and Wife** the following described real estate, situated in the County of Skagit, State of Washington:

Lots 17 and 18, Block 23 of the "REPLAT OF THE JUNCTION ADDITION TO SEDRO", recorded in Volume 3 of Plats at page 48, records of Skagit County, Washington;

EXCEPT that portion of Lot 17, Block 23 of said Plat described as follows:

Beginning at the Northeast corner of said Lot 17; thence South 2 degrees 05'13" East along the East line of Lot 17, a distance of 11.86 feet; thence North 89 degrees 45'06" West, a distance of 53.34 feet; thence South 88 degrees 23'39" West, a distance of 66.75 feet to the West line of Lot 17; thence North 2 degrees 04'37" West along the West line of Lot 17, a distance of 9.13 feet to the Northwest corner of Lot 17; thence North 87 degrees 54'57" East along the North line of Lot 17, a distance of 120.04 feet to the point of beginning.

(Also shown of record as Parcel "B", Survey recorded June 28, 2000, under Skagit County Auditor's File No. 200006280058.)

~~SUBJECT TO: Sedro Hills 2000 Lakes~~

Assessor's Property Tax Parcel Account Number(s): 4166-023-018-0004 R76774

Dated July 26, 2000.

36481
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

BRETT A. HANSON

JUL 28 2000

STATE OF WASHINGTON }
COUNTY OF Skagit } ss
By: Skagit County Treasurer Deputy
Amount Paid \$1,683.00

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

Dated: July 27th 2000



Karen Ashley **Karen Ashley**
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/02