



200008300086  
Kathy Hill, Skagit County Auditor  
8/30/2000 Page 1 of 2 3:47:00PM

WHEN RECORDED RETURN TO:  
GUARDIAN MORTGAGE COMPANY  
P.O. BOX 724  
MOUNT VERNON, WA. 98273

LAND TITLE COMPANY OF SKAGIT COUNTY

94306

### Seller's Assignment of Contract and Deed

THE GRANTOR Janice Paurra (Crabtree), as her separate property for value received does convey and warrant to Guardian Mortgage Company, a Washington corporation, the grantee, the following described real estate, situated in Skagit County, State of Washington, together with all after acquired title of the grantor(s) therein:

An Undivided 1/8 interest in the following described real estate:

PARCEL NUMBERS 360333-1-001-0003 Property I.D. No: P48595  
360333-1-003-0001 Property I.D. No: P48597

ABBREVIATED LEGAL: NE 1/4 of NE 1/4 and N 1/2 of NW 1/4 of NE 1/4, 33-36-3 E W.M.

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A-1"

and do hereby assign, transfer and set over to the Grantee that certain real estate contract dated the 19th day of January, 1996 between The Estate of Clifford R. Poldervart by Debra Gatti, Personal Representative, as seller(s) and Ryan E. Nelson, a single person, purchaser(s), for the sale and purchase of the above described real estate. The Grantor's hereby covenants that there is now an unpaid principal balance on said contract in the sum of \$175,706.71 as of 7/21/2000. Grantor warrants that Purchaser is not in default on said contract. Grantor shall remain liable with reference to any covenants, agreements, representations of warranties, expressed or implied, given to the original contract purchaser, and the Grantee shall have no liability thereon to the contract purchaser.

Real Estate Excise Tax was paid on this sale or stamped exempt on January 23, 1996,  
Recording Number 9601230044. Excise Tax Number 11714. \$3442.50

Dated August 17, 2000

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

*Janice Paurra* AKA *Janice Paurra Crabtree*  
Janice Paurra, AKA Janice Paurra (Crabtree)  
Grantor)

AUG 30 2000

(Grantor)

Amount Paid \$ 0  
Skagit County Treasurer  
By: *W* Deputy

STATE OF ~~WASHINGTON~~ COLORADO )  
COUNTY OF JEFFERSON ) Ss.

On this day personally appeared before me JANIECE L. PAURA  
to me known to be the individual(s) described in and who executed the within and foregoing  
instrument, and acknowledged that SHE signed the same as A free and  
voluntary act and deed, for the uses and purposes therein mentioned.  
GIVEN under my hand and official seal this 25 day of AUGUST 2000

Notary Public in and for the State of ~~Washington~~ COLORADO  
residing at 9975 WADSWORTH PKWY #K2  
comm. Expires MAY 31, 2003

Schedule "A-1"

S-94306

DESCRIPTION:

PARCEL "A":

The Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 33, Township 36 North, Range 3 East, W.M., EXCEPT Chuckanut Drive and ditch rights of way, AND EXCEPT the following described tracts:

1. A strip of land 16 feet wide off the North side and along the full length of the North boundary line and a strip of land 10 feet wide off the South side and along the entire length of the South boundary line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , appropriated by decree dated August 29, 1910, in action of Drainage District No. 18 vs. Owners in Cause No. 5958 of the Superior Court of Skagit County, Washington.

2. A strip of land 60 feet in width lying adjacent to and West of the County road along the East line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , appropriated by decree dated October 18, 1911, in action of Bellingham and Skagit Railway Company vs. Gilbert Engbretson and wife, in Cause No. 6311, of the Superior Court of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , of Section 33, Township 36 North, Range 3 East, W.M., EXCEPT ditch rights of way.

Situate in the County of Skagit, State of Washington.



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