



200104020077
Skagit County Auditor

4/2/2001 Page 1 of 3 11:38:21AM

AFTER RECORDING MAIL TO:

John & Heather Koenig
PO Box 727
Concrete WA 98237

37

Filed for Record at Request of First American Title of Skagit County

346901-1-001-0213

(FULFILLMENT)

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

B64387E

THE GRANTOR JOHN W. SMITH and JOYCE E. SMITH, husband and wife, and KITSAP LAND CORPORATION, a Washington Corporation, each as to an undivided 1/2 interest for and in consideration of Fulfillment of Real Estate Contract in hand paid, conveys and warrants to PENNY WARING, a single woman the following described real estate, situated in the County of Skagit, State of Washington:

See Exhibit "A" which is made a part hereof by this reference

1-34-9 SE-NE

Fulfillment
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

APR 02 2001

Amount Paid \$
Skagit Co. Treasurer
By *nm* Deputy

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

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated November 17, 1989, 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 November 30, 1989, Rec. No. 5981

pd \$ 275.20

Dated this 11th day of January, 2000.

KITSAP LAND CORPORATION

John W. Smith
John W. Smith
Joyce E. Smith
Joyce E. Smith

By: *Kenneth C. Hunter*
Kenneth C. Hunter

STATE OF WASHINGTON
COUNTY OF Skagit

} ss

I certify that I know or have satisfactory evidence that John W. Smith, Joyce E. Smith is the person who appeared before me, and said person 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: January 11, 2000



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

STATE OF WASHINGTON, }

ss.

ACKNOWLEDGMENT - Individual

County of

On this day personally appeared before me

to me known

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that

signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

day of

, 19

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

My appointment expires

STATE OF WASHINGTON, }

ss.

ACKNOWLEDGMENT - Corporate

County of Skagit

On this 11 day of January 2000, ~~XX~~, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Kenneth C. Hunter

and

to me known to be the

X

President and

Secretary, respectively, of

Kitsap Land Corporation

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 he is authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.



Karen Ashley
Notary Public in and for the State of Washington,
residing at Sedro-Woolley

Karen Ashley

My appointment expires 9/11/02

This jurat is page of and is attached to



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, Skagit County Auditor

EXHIBIT A
Legal Description

Tract 2 of Short Plat No. 8-88, approved March 25, 1988, recorded March 29, 1988, in Volume 8 of Short Plats, page 32, under Auditor's File No. 8803290028, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 34 North, Range 9 East, W.M.; TOGETHER WITH that portion of Tract 1 of Short Plat No. 8-88 described as follows:

Commencing at the intersection of the East line of said Section 1 and the South right-of-way line of County Road known as the Rockport-Cascade Road; thence North 89 degrees 46'06" West along said County Road, a distance of 644.96 feet to the Northwest corner of Lot 2 of said Short Plat and the point of beginning of this description; thence South 0 degrees 21'44" West, a distance of 695.81 feet to the Southwest corner of said Lot 2; thence North 89 degrees 46'06" West, a distance of 20.00 feet to a point on the West line of Lot 1 of said Short Plat; thence North 0 degrees 21'44" East, a distance of 695.81 feet to the South line of the Rockport-Cascade Road; thence South 89 degrees 46'06" East, a distance of 20.00 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the West 20 feet of Tract 3 of said Short Plat No. 8-88, and over, under and across the West 20 feet of the North 30 feet of Tract 1 of said Short Plat No. 8-88 and over, under and across the West 20 feet of the North 30 feet of Tract 4 of said Short Plat No. 8-88.

The Seller herein hereby reserves unto himself, his heirs, successors and assigns the following non-exclusive easement for ingress, egress and utilities over, under and across a 40 foot wide strip of land being 20 feet on each side of the following described centerline: Beginning at the Northwest corner of said Tract 3 of said Short Plat No. 8-88; thence South 0 degrees 16'25" West along the property line between Lots 2 and 3 of said Short Plat and said property line extended a distance of 725.80 feet to the terminus of said center line.



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, Skagit County Auditor