



200106290142
Skagit County Auditor

6/29/2001 Page 1 of 2 2:20:51PM

AFTER RECORDING MAIL TO:

Name LINDA WALKLEY,
Address 17238 ST. TR. 536
City, State, Zip MT. VERNON, WA. 98273
00065412

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

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

65412E-2

THE GRANTOR RON WELSHONS and LINDA WELSHONS, HUSBAND AND WIFE, HUSBAND AND WIFE for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to LINDA WALKLEY, A SINGLE PERSON the following described real estate, situated in the County of SKAGIT, State of Washington:

All that portion of the Southwest 1/4 of Section 13, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the North line of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 which is 620 feet East of the Northwest corner thereof; thence South 0 degrees 04' West 26 feet to a fence line as it existed on February 20, 1956; thence South 89 degrees 56' East along said fence line 720.3 feet, more or less, to the Southwesterly line of the Memorial Highway; thence North 52 degrees 01' West along the Southwesterly line of said highway to its intersection with a line that is 2.5 feet North, as measured at right angles from said fence line, said point being the Southeasterly corner of that certain last described tract conveyed to Walter N. Steel, et ux, by Deed dated March 9, 1956, recorded April 6, 1956 under Auditor's File No. 534116, and the true point of beginning of this description; thence Northwesterly along the Southwesterly line of said Memorial Highway, a distance of 150 feet, more or less, to the Northeasterly corner of a tract conveyed to T. J. Anderson, et ux, by Deed recorded October 7, 1968 under Auditor's File No. 719014; thence Southwesterly along the Southeasterly line of said Anderson Tract to the South line of the aforementioned Steel Tract; thence East along the South line of said Steel Tract to the true point of beginning.

ABBREVIATED LEGAL: Section 13, Township 34, Range 3; Ptn. SW 1/4

41655
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

Assessor's Property Tax Parcel Account Number(s): 340313-0-125-0002 R21810

JUN 29 2001

Dated JUNE 12, 2001

Amount Paid \$ 1836.⁰⁰
Skagit County Treasurer
By: [Signature] Treasurer
Near Deputy

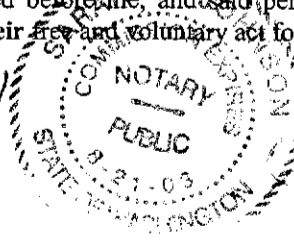
[Signature]
RON WELSHONS

[Signature]
LINDA WELSHONS

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss

I certify that I know or have satisfactory evidence that RON WELSHONS the persons who appeared before me, and said persons 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: 6-28-01




[Signature]
Notary Public in and for the State of WA
Residing at WA
My appointment expires: 8/21/03

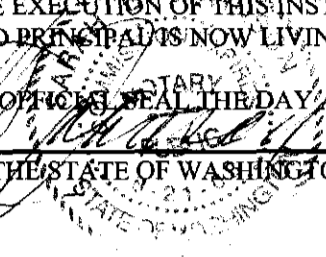
STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS 28TH DAY OF JUNE, 2001, BEFORE ME PERSONALLY APPEARED RON WELSHONS TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ATTORNEY IN FACT FOR LINDA WELSHONS AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AS ATTORNEY IN FACT FOR SAID PRINCIPAL FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THE POWER OF ATTORNEY AUTHORIZING THE EXECUTION OF THIS INSTRUMENT HAS NOT BEEN REVOKED AND THAT THE SAID PRINCIPAL IS NOW LIVING, AND IS NOT COMPETENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.



NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT OAK HARBOR
MY APPOINT EXPIRES 8/21/03.



UNOFFICIAL DOCUMENT


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, Skagit County Auditor
6/29/2001 Page 2 of 2 2:20:51PM