

WHEN RECORDED RETURN TO:

NAME: ISLAND TITLE COMPANY  
ADDRESS: P.O. BOX 1228  
CITY, STATE, ZIP: ANACORTES, WA 98221



200107270127  
Skagit County Auditor

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ISLAND TITLE COMPANY

A20795 ✓

DOCUMENT TITLE(S)

1. WARRANTY FULFILLMENT DEED

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

9106140041

GRANTOR(S):

1. JENNIFER SPAETH

GRANTEE(S):

1. HIEDI SPAETH

LEGAL DESCRIPTION

PTN GL 2 31-36-2

ADDITIONAL LEGAL DESCRIPTION IS ON PAGE 3 OF DOCUMENT

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(S):

PTN 360231-0-021-0004

REAL ESTATE EXCISE TAX PAID ON JUNE 13, 1991, EXCISE NUMBER 2435, IN THE AMOUNT OF \$32.84

THE RECORDER WILL RELY ON THE INFORMATION PROVIDED ON THE FORM. THE STAFF WILL NOT READ THE DOCUMENT TO VERIFY THE ACCURACY OR COMPLETENESS OF THE INDEXING INFORMATION PROVIDED HEREIN.

**TRANSAMERICA  
TITLE INSURANCE COMPANY**

THIS SPACE PROVIDED FOR RECORDER'S USE:

FILED FOR RECORD AT REQUEST OF

BARBARA HISCOCK SPAETH  
1408 Newport Way  
Seattle, WA 98122

WHEN RECORDED RETURN TO

Name Hiedi Spaeth  
Address 26129 NE 24th  
City, State, Zip Redmond, WA 98053

**Statutory Warranty Deed**

*SA 20795*

THE GRANTOR Jennifer Spaeth

for and in consideration of \$ 1,778.00 (SEVENTEEN HUNDRED SEVENT EIGHT DOLLARS AND ZERO CENTS)

in hand paid, conveys and warrants to Hiedi Spaeth

the following described real estate, situated in the County of SKAGIT, State of Washington:

An undivided 1/36th (ONE THIRTY SIXTH) interest in the real estate described in Exhibit A, attached hereto, as transfer of 1/3rd (ONE THIRD) of GRANTOR's interest in the subject property and in full compliance with the Real Estate Contract entered into between Grantor and Grantee on the 10th day of March, 1991, Skagit County Auditor number 9105160015, which contract erroneously states Grantor's interest as "1/24th", and erroneously states the purchase price as "\$1,1778".

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated March 10, 19 91, 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 \_\_\_\_\_, Rec. No. \_\_\_\_\_

Dated December 28, 19 94

*Fulfillment*  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
*Jennifer Spaeth*

**JUL 27 2001**  
*Prior Rept # 2435*  
*6-13-91*  
*\$ 32.84*

STATE OF ~~XXXXXXXXXX~~ California } By \_\_\_\_\_ Skagit Co. Treasurer  
COUNTY OF \_\_\_\_\_ } Deputy OF WASHINGTON

I certify that I know or have satisfactory evidence that JENNIFER SPAETH

\_\_\_\_\_ is the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in the instrument.

I certify that I know or have satisfactory evidence that \_\_\_\_\_

is the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was (were) authorized to execute the instrument and acknowledged it as the \_\_\_\_\_ of \_\_\_\_\_ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

\_\_\_\_\_  
Dated  
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Title  
\_\_\_\_\_  
My appointment expires \_\_\_\_\_

\_\_\_\_\_  
Dated  
\_\_\_\_\_  
Signature

(SEAL OR STAMP)

(SEAL OR STAMP)

*See Attached Acknowledgement*



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That portion of Government Lot 2, Section 31, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at the southwest corner of Government Lot 2; thence Easterly along the South line of said Government Lot 2 a distance of 554.98 feet; thence north 19°10' East a distance of 143.32 feet to the true point of beginning; thence South 67°22' East a distance of 137.7 feet; thence North 16° 06' 30" East a distance of 334.4 feet; thence North 20° 52' East a distance of 18.68 feet, more or less, to the Southeast corner of a tract of land conveyed to Otis A. Pease and Mary H. Pease, his wife, by Deed recorded August 24, 1964, under Auditor's File No. 654947; thence North 69° 08' West a distance of 120 feet to the Easterly line of a tract of land conveyed to E. O. Ericsson and Clare Ericsson, his wife, by Deed recorded July 28, 1964, under Auditor's File No. 653729; thence South 20° 52' West a distance of 20.3 feet; more or less, to the Southeast corner of said Ericsson tract; thence North 66° 43' West a

distance of 164.03 feet; thence North 31° 27' East a distance of 89.3 feet to high water line of Padilla Bay; thence northwesterly along high water line a distance of 34.78 feet, more or less, to the Northeast corner of a tract of land conveyed to James S. Ramsay and Mary Louise Ramsay, his wife, by Deed recorded April 18, 1963, under Auditor's File No. 634731; thence South 212° 39' West a distance of 153.34 feet; thence South 24° 01' 15" East a distance of 52.08 feet; thence South 12° 03' 50" West a distance of 98.15 feet; thence South 8° 13' 45" West a distance of 141.64 feet to the point of beginning.

Together with the second class tide lands abutting thereto together with all rights of the grantor to the use of existing private roads in Government Lot 2, in Section 31, Township 36 North, Range 2 East, W.M. and Section 6, Township 35 North, Range 2 East, W.M. and preserving to the following-named persons, their heirs and assigns like easements for the use of said existing roads including the existing road within the property being conveyed, to-wit: Ralph Stockton, Stephen Dunchorne, Ada W. Hartman, Frances G. McCord, Howard C. Rustad, E. O. Ericsson, Harold R. Rooke, Thomas Wendel, Otis A. Pease, James D. Ramsay, J. E. Marline, Maude Henderson and Howard Tuttle and also reserving to said persons, their heirs and assigns easements for the existing water lines and power lines and the use of the existing wells including the well and pump equipment existing on the property hereinabove described including the maintenance and repair of such roads, water lines, power lines, well and pump equipment granting to the grantees herein, their heirs and assigns, joint use of such easements hereby reserved, and grantor further grants to the said grantees, their heirs and assigns, to the extent allowed by the By-laws and Rules of the Seaway Hollow Association, a portion of such interest as the grantor has as a member of the Seaway Hollow Association in the fractional shares set forth above, in property rights and privileges accorded members of such association upon their becoming members of such association. The property herein conveyed shall not be subdivided and shall be used as the residence of a single family and for no other purpose and no additional house, shed or other structure shall be built upon the premises without the consent of a majority of the members of the Seaway Hollow Association, a voluntary association, which is now composed of those parties to whom easements are hereinabove reserved, or their assigns.

EXHIBIT A



200107270127

Skagit County Auditor

California All-Purpose Acknowledgement

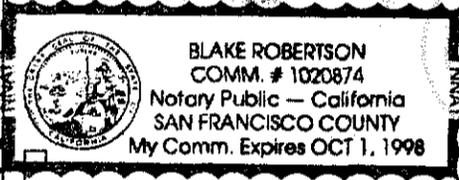
State of California } ss.  
County of San Francisco

On December 28, 1994, before me, **Blake Robertson**, Notary Public,  
DATE personally appeared Jennifer Soath, and is  
NAME(S) OF SIGNER(S)

- personally known to me --OR--
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Blake Robertson  
Blake Robertson, Notary Public

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL(S) SIGNING FOR ONESELF/THEMSELVES
- CORPORATE OFFICERS \_\_\_\_\_  
TITLE(S) \_\_\_\_\_  
COMPANY \_\_\_\_\_
- PARTNER(S) \_\_\_\_\_  
PARTNERSHIP \_\_\_\_\_
- ATTORNEY-IN-FACT \_\_\_\_\_  
PRINCIPAL \_\_\_\_\_
- TRUSTEE(S) \_\_\_\_\_  
TRUST \_\_\_\_\_
- OTHER \_\_\_\_\_  
TITLE(S) \_\_\_\_\_  
ENTITY(IES) REPRESENTED \_\_\_\_\_

DESCRIPTION OF ATTACHED DOCUMENT

Statutory Warranty Deed  
TITLE OR TYPE OF DOCUMENT  
one plus Exhibit A  
NUMBER OF PAGES  
December 28, 1994  
DATE OF DOCUMENT



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