

COVER SHEET

(RCW 65.04.045)

RETURN DOCUMENT TO:

Sadaomi & Phyllis Oshikawa
3723 NE 170th Pl
Seattle WA 98155



200203290138

Skagit County Auditor

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DOCUMENT TITLE:

Statutory Warranty Deed

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

Real Estate Contract #8703300065

GRANTOR(S) (Last, First, MI)

1. McFarland, John, W.

GRANTEE(S) (Last, First, MI)

1. Oshikawa, Sadaomi
2. Oshikawa, Phyllis

LEGAL DESCRIPTION (abbreviated: i.e. lot, block, plat or section, township, range)

The East half of the South two-fifths of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 24, Township 35 North, Range 4 East, W.M., Except the West 10 feet thereof and except South 10 feet thereof, situated in Skagit County.

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(S)

350424-3-003-0000

FILED FOR RECORD AT REQUEST OF:

Sadaomi & Phyllis Oshikawa
3723 NE 170th Pl
Seattle WA 98155

WARRANTY FULFILLMENT DEED

The grantor JOHN W. McFARLAND, a single man, for and in consideration of One Dollar and other good and valuable consideration, in hand paid, conveys and warrants to Sadaomi ("Sam") and Phyllis Oshikawa, husband and wife, the following described real estate, situated in Skagit County, State of Washington:

The East half of the South two-fifths of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 24, Township 35 North, Range 4 East, W.M., Except the West 10 feet thereof and except South 10 feet thereof.

This Deed is given in Fulfillment of that certain Real Estate Contract between John W. McFarland, a single man, and Frank J. Carter and Pauline Carter, husband and wife, dated November 1, 1978 and recorded under Auditor's Number 890522 (the "Carter Contract"). This Deed is also given in fulfillment of that certain Restated Real Estate Contract between John W. McFarland, a single man, and Sadaomi "Sam" and Phyllis Oshikawa, husband and wife, dated March 25, 1987 and recorded under Auditor's Number 8703300065, which Restated Contract restated the parties respective rights under the Carter Contract, with both Contracts conditioned for the conveyance of the above described property. 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 Contracts.

Real Estate Excise Tax was paid on this sale or stamped exempt on November 1, 1978, Rec. No. 890522.

DATED this 20 day of Feb., 1902

GRANTOR:

John W. McFarland
John W. McFarland
A Single Man

13492
\$1400.-
11-1-78

fulfillment
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAR 29 2002

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



200203290138
Skagit County Auditor

STATE OF Washington
COUNTY OF King } ss.

On this 20 day of February, 1987, before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared JOHN W. McFARLAND, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the date first written above.



Bruce Edwards
NOTARY PUBLIC in and for the State of
Washington residing at Meeker Island
MY COMMISSION EXPIRES: 12/4/90

1725X

ALL DOCUMENTS


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