

FILED FOR RECORD AT REQUEST OF:

William R. Allen  
PO Box 437  
Sedro-Woolley, WA 98284



200304020105

Skagit County Auditor

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Grantors. Deierlein, Walter J.; Deierlein, James N.; Herrin, Eileen; Gavin, Thomas  
Grantees. Dietrich, Dean and Lois; Hilde, Jack and Joan  
Abbrev. Leg. Ptn NW 1/4 Sec. 7, T35N, R4E, WM and Ptn SW 1/4 Sec. 22, T35N, R4E, WM  
Tax Parcel No. 350427-2-001-0009/P37844

## STATUTORY WARRANTY DEED IN FULFILLMENT OF REAL ESTATE CONTRACT

### Recitals:

This fulfillment deed is given in fulfillment of a certain real estate contract, more fully described below, between Walter J. Deierlein and Alice M. Deierlein, husband and wife, as sellers, and Dean Dietrich and Lois Dietrich, husband and wife, as to a one-half interest, and Jack Hilde and Joan Hilde, husband and wife, as to a one-half interest, as purchasers, dated June 29, 1971.

A partial fulfillment deed was recorded in 1983 under Auditor's File No. 8301260034, records of Skagit County, Washington.

Although the contract has been completely satisfied, no fulfillment deed has been recorded to establish such satisfaction of record and to clear title in the purchasers named above. The break in the chain of title was recently discovered by the purchasers in the course of a transaction involving a portion of the property covered by the contract.

The grantors named below are all the living heirs of the original sellers named above. The contract vendors, Walter J. Deierlein and Alice M. Deierlein, had three children: Walter J. Deierlein, son, named below as grantor; James N. Deierlein, son, named below, as grantor, and Lorna Deierlein Gavin, who has since deceased. Mrs. Gavin had two children: Eileen Herrin, named below as grantor, and Thomas Gavin, named below as grantor.

The purpose of this instrument is to establish of record the fulfillment of the contract described below and to clear title in the purchasers as to all the property described in the contract.

### Grant

THEREFORE, THE GRANTORS Walter J. Deierlein, James N. Deierlein, Eileen Herrin, and Thomas Gavin, each as to his or her separate estate, for and in consideration of fulfillment of Real Estate Contract recorded under Auditor's File No. 755624, records of Skagit County, Washington, convey and warrant to the

GRANTEES, Dean Dietrich and Lois Dietrich, husband and wife, as to a one-half

interest, and Jack Hilde and Joan Hilde, husband and wife, as to a one-half interest, the following described real estate, situated in the County of Skagit, State of Washington:

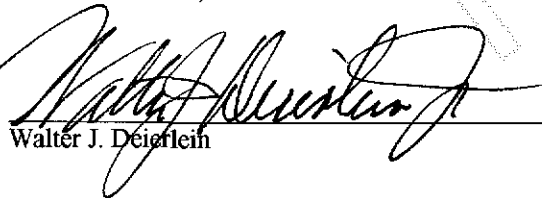
- (a) The North Half of the Northeast Quarter of the Northwest Quarter of Section 7, Township 35 North, Range 4 East, W.M.,  
EXCEPT the South 392 feet of the East 456 feet,  
AND EXCEPT county road.
- (b) The South Half of the Southeast Quarter of the Southwest Quarter of Section 22, Township 35 North, Range 4 East, W.M.,  
EXCEPT county road.

All situate in Skagit County, Washington.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated June 29, 1971, 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 July 20, 1971

Excise No. 34444, Amount \$630.00

  
Walter J. Deierlein

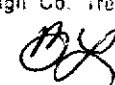
James N. Deierlein

Thomas Gavin

Eileen Herrin

*Fulfillment*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 02 2003

Amount Paid \$  
Skagit Co. Treasurer  
By  Deputy

Deierlein/Dietrich/HildeWFD



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interest, and Jack Hilde and Joan Hilde, husband and wife, as to a one-half interest, the following described real estate, situated in the County of Skagit, State of Washington:

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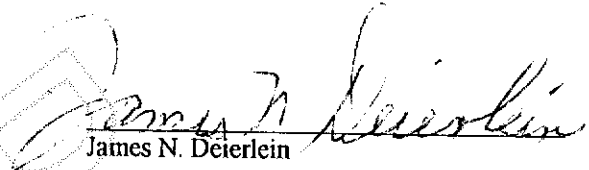
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Eileen Herrin



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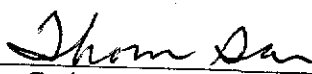
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\_\_\_\_\_  
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*Eileen Herrin*  
\_\_\_\_\_  
Eileen Herrin



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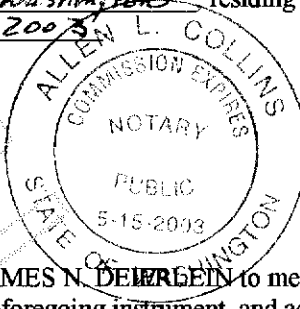
9 1:40PM

STATE OF WASHINGTON )  
 )  
 ) SS.  
COUNTY OF SKAGIT )

On this day personally appeared before me <sup>Jr.</sup>WALTER J. DEIERLEIN, 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 this 3<sup>rd</sup> day of Jan, 20 03

Allen L. Collins  
Typed/printed Notary Name ALLEN L. COLLINS  
Notary Public in and for the State of Washington residing at Mount Vernon  
My commission expires 05-15-2003



STATE OF \_\_\_\_\_ )  
 ) SS.  
COUNTY \_\_\_\_\_ )

On this day personally appeared before me JAMES N. DEIERLEIN 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 this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Typed/printed Notary Name \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_, residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) SS.  
COUNTY \_\_\_\_\_ )

On this day personally appeared before me THOMAS GAVIN 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 this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Typed/printed Notary Name \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_, residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_



200304020105

Skagit County Auditor

On this day personally appeared before me WALTER J. DEIERLEIN, 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.

Typed/printed Notary Name \_\_\_\_\_  
 Notary Public in and for the State of \_\_\_\_\_, residing at \_\_\_\_\_  
 My commission expires \_\_\_\_\_

On this day personally appeared before me JAMES N. DEIERLEIN 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.

Typed/printed Notary Name Dudley D. Vining  
Notary Public in and for the State of S.C., residing at \_\_\_\_\_  
My commission expires 1-29-12

On this day personally appeared before me THOMAS GAVIN 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.

Typed/printed Notary Name \_\_\_\_\_  
 Notary Public in and for the State of \_\_\_\_\_  
 My commission expires \_\_\_\_\_

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STATE OF WASHINGTON )  
 )  
COUNTY OF SKAGIT )

On this day personally appeared before me WALTER J. DEIERLEIN, 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 this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Typed/printed Notary Name \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_, residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 )  
COUNTY \_\_\_\_\_ )

On this day personally appeared before me JAMES N. DEIERLEIN 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 this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Typed/printed Notary Name \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_, residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

STATE OF Washington )  
 )  
COUNTY Clark )

On this day personally appeared before me THOMAS GAVIN 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.

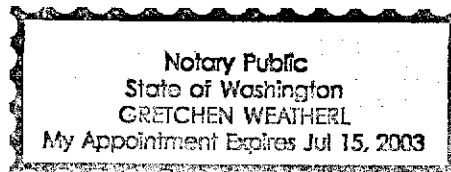
GIVEN under my hand and official seal this 28 day of March, 2003

G Weatherl

Typed/printed Notary Name Gretchen Weatherl  
Notary Public in and for the State of Washington, residing at Vancouver WA 98662  
My commission expires 7-15-2003



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STATE OF South Dakota  
COUNTY Hughes )  
SS.

On this day personally appeared before me EILEEN HERRIN to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that SHE signed the same as HER free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17th day of March, 2003.

Margaret L. Maher  
Margaret L. Maher  
Typed/printed Notary Name

Notary Public in and for the State of South Dakota, residing at Pierre, SD  
My commission expires 11-30-08



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