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200305190146
Skagit County Auditor
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When recorded, return to

Michael A. Winslow
Attorney at Law
411 Main Street
Mount Vernon, Washington 98273

# STATUTORY WARRANTY DEED IN LIEU OF FORECLOSURE NON-MERGER TYPE

**Grantor:** Terri L. Potter, a single person

**Grantee:** Wilbert A. Wilson and Irene M.F. Wright, husband and wife

**Legal description:**

Ptn W ½ NE ¼ SW ¼, 23-35-4 E W.M.

Additional Legal Description Located on Page 3

#23669
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
MAY 19 2003
Amount Paid $
Skagit Co. Treasurer
By Deputy

**Assessor's Property Tax Parcel or Account No.:** 350423-3-004-0008

**Reference #s of Documents Assigned/Released:** 200109240164

**Conveyance:**

THE GRANTOR, for and in consideration of Grantee's agreement not to foreclose that certain Deed of Trust described below, conveys and warrants to Grantee, the real estate situated in Skagit County, Washington as more fully described on page Three hereof.

The Grantee, by accepting and recording this Deed, does not intend a merger of its interest under that certain Deed of Trust recorded under Skagit County Auditor's File No. 200109240164, with the fee title herein conveyed to take place, and it is the intention of the parties that the property above-described shall remain subject to the lien of said Deed of Trust, the priority of which lien shall not be altered or subordinated by virtue of this deed. All indebtedness secured by said Deed of Trust shall remain in full force and effect.

Grantor declares that the conveyance is freely and fairly made, that this is an absolute conveyance (and not a conveyance for security purposes), and that there are no agreements, oral or written, between Grantor and Grantee with respect to real property described herein to this Warranty

Deed, except for certain Estoppel Agreement dated as of May 17th, 2003, by and between Grantor and Grantee.

DATED: May 17th, 2003.

Terri L. Potter

State of Washington )
)ss
County of Skagit )

I certify that I know or have satisfactory evidence that Terri L. Potter, a single person, is the person who appeared before me, and who acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes in the instrument.

Dated: May 17, 2003.

Notary Public
State of Washington
MICHAEL A. WINSLOW
My Appointment Expires Jan 6, 2004

PLACE NOTARY SEAL IN THIS BOX

Notary Public
My appointment expires 06/06/2004

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THE EAST 1/4 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

EXCEPT THE NORTH 25 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEEDS RECORDED AUGUST 24, 1894 AND JULY 18, 1972 IN VOLUME 28 OF DEEDS, PAGE 671 AND UNDER AUDITOR'S FILE NO. 771240, RESPECTIVELY;

ALSO, EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF SKAGIT AND THE SEDRO-WOOLLEY SUB FLOOD CONTROL ZONE BY DEED RECORDED JULY 18, 1972 UNDER AUDITOR'S FILE NO. 771241 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A TRACT OF LAND BEING 25 FEET IN WIDTH AND LYING ON THE WEST SIDE ADJACENT TO AND PARALLEL WITH THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, 462.44 FEET WEST OF THE NORTHEAST CORNER THEREOF;
THENCE SOUTH 29 DEGREES 40' 55" WEST 299.22 FEET TO THE P.C. OF A 15 DEGREE CURVE TO THE LEFT, SAID P.C. ALSO BEING THE TRUE POINT OF BEGINNING;
THENCE FOLLOWING SAID 15 DEGREE CURVE TO THE LEFT, 197.67 FEET TO THE P.T. OF SAID 15 DEGREE CURVE (SAID P.T. ALSO BEING A POINT ON THE EAST LINE OF THE ABOVE DESCRIBED SUBDIVISION);
THENCE SOUTH O DEGREE 01'57" WEST, ALONG SAID EAST LINE, 882.00 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23 AND THE TERMINUS OF THIS LINE DESCRIPTION.

ALSO EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY BY RIGHT-OF-WAY DEED RECORDED SEPTEMBER 23, 1999, UNDER AUDITOR'S FILE NO. 199909230054 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL:
THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 10.00 FEET;
THENCE EASTERLY TO A POINT ON THE EAST LINE OF SAID PARCEL LYING 12.00 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID PARCEL THENCE NORTHERLY ALONG SAID EAST LINE TO SAID NORTHEAST CORNER AND THE SOUTH MARGIN OF COOK ROAD;
THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL AND SAID MARGIN TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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