



200312310073

Skagit County Auditor

12/31/2003 Page 1 of 2 10:12AM

When recorded return to:  
Equity Trust Company  
225 Burns Road  
Elyria OH 44035

**LIMITED WARRANTY DEED**

**THIS INDENTURE**, made this 17th day of December, 2003 by and between The Commerce Bank of Washington Custodian FBO the Lloyd William Foulds IRA (hereinafter called Grantor), and Equity Trust Company Custodian FBO the Lloyd William Foulds IRA, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits).

**WITNESSETH**


**GRANTOR, IN CONSIDERATION** of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, does hereby grant, bargain, convey, and confirm unto Grantee, and the successors and assigns of Grantee, the following described property:

Portion of Skagit County Short Plat No. 132-79, being portion of the SW ¼ of the SE ¼ of Sec 20, Twp 36 N, R 4 E.W.M. as more fully described in Exhibit A which is attached hereto and made a part hereof.


360420-4-011-0009

The Grantor for itself and for its successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, will forever warrant and defend the said described real estate.

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

By:   
Skagit County Treasurer  
Amount Paid \$  
DEC 30 2003  
PAID #6547  
Real Estate Excise Tax  
SKAGIT COUNTY WASHINGTON


The Commerce Bank of  
Washington Custodian  
FBO the Lloyd William Foulds IRA

By:   
Ron Lynch  
Authorized Signer

STATE OF WASHINGTON)  
) SS.  
COUNTY OF KING )

On this 17th day of December, 2003, before me personally appeared Ron Lynch to me known to be an authorized signer of the national banking association that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said national banking association, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

Signature of Notary Public   
Residing at: Seattle, WA  
Notary Public in and for the State of Washington  
My appointment expires: 6/12/2004

**Exhibit A**

Skagit County Short Plat No. 132-79, approved March 14, 1980, and recorded March 18, 1980, in Volume 4 of Short Plats, Page 51, under Auditor's File No. 8003180026, records of Skagit County, Washington, being a portion of the Southwest Quarter of the Southeast Quarter of Section 20, Township 36 North, Range 4 East of the Willamette Meridian;

EXCEPT that portion of said short plat, described as follows:

Beginning at the Northwest corner of said short plat; thence South 88°24'3" East along the North line of said short plat a distance of 461.29 feet; then South 04°40' East a distance of 247.79 feet; thence North 88°18'21" West a distance of 461.91 feet to the West line of said short plat; thence North 04°40' West a distance of 247.02 feet to the point of beginning;

AND EXCEPT any portion lying within property described by instrument recorded June 28, 1967 under Auditor's File No. 701365, records of Skagit County, Washington and by deed recorded November 7, 1979, under Auditors' File No. 7911070012, records of Skagit County, Washington.

