



200403170077

Skagit County Auditor

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After recording, return to:

## LAND TITLE OF SKAGIT COUNTY

**STATUTORY WARRANTY DEED**

Grantor: Hansen  
Grantee: Addie, Welch and Connelly  
Legal Description: Ptn Blk 16, Gates 2nd Add. to MV  
Assessor's Tax Parcel ID#: 3700-016-006-0007

The grantor, CARL S. HANSEN, JR. and DIXIE M. HANSEN, husband and wife, for and in consideration of One Hundred Twenty Five Thousand Dollars (\$125,000.00), in hand paid, conveys and warrants to DAVID M. ADDIE and NANCY K. ADDIE, husband and wife; JERRY WELCH and BARBARA WELCH, husband and wife; and ARTHUR J. CONNELLY, a single person, the following described real estate situated in the County of Skagit, State of Washington:

See attached Schedule A-1 incorporated herein by reference.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated October 23, 1989, 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 November 13, 1989, in the amount of \$1,912.50, Rec. No. 5632.

DATED THIS 15 day of March, 2004.

*Fulfillment*  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

MAR 17 2004

Amount Paid \$  
Skagit County Treasurer  
By: Deputy

STATE OF WASHINGTON

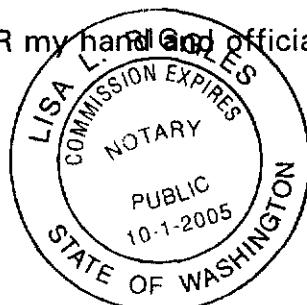
COUNTY OF SKAGIT

*Carl S. Hansen Jr.*  
CARL S. HANSEN, JR.

*Dixie M. Hansen*  
DIXIE M. HANSEN

On this day personally appeared before me Carl S. Hansen, Jr. and Dixie M. Hansen, husband and wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 15 day of March, 2004.



*Lisa L. Riggles*  
Notary Public in and for the State of Washington. My commission expires:

10/1/2005

Schedule "A-1"

Order No.: 110521-S

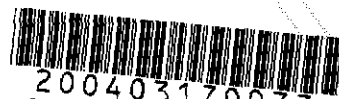
DESCRIPTION:

That portion of Block 16, "MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON," as per plat recorded in Volume 2 of Plats, page 98, records of Skagit County, Washington, lying Westerly of a line drawn parallel with and 65 feet distant Westerly, measured at right angles, from the centerline of Primary State Highway No. 1, Conway Junction to Junction of Primary State Highway No. 1, North of Burlington, the specific details concerning all of which are to be found within that certain map of definite location now of record and on file in the office of Director of Highways at Olympia, and bearing date of approval January 27, 1953, revised May 15, 1953, June 9, 1953, and May 25, 1954,

EXCEPT railroad right of way,

AND ALSO EXCEPT that portion thereof conveyed to the State of Washington for highway purposes by deed recorded under Auditor's File No. 784975, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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