

WHEN RECORDED RETURN TO:
THOMAS G. AND CAROL A. BARNETT
48404 Yaeger Road
Concrete, WA 98237



200410280145

Skagit County Auditor

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Grantors: MARC KADLEC
Grantees: THOMAS G. BARNETT AND CAROL A. BARNETT
Legal Description (abbreviated): Ptn. Gov. Lots 2,3, & 6, 19-35-9 EWM
Assessor's Tax Parcel Account Number(s): P44505; P44515

STATUTORY WARRANTY FULFILLMENT DEED

THE GRANTOR(s) Marc Kadlec, for and in consideration of fulfillment of all obligations under a real estate contract dated September 1, 1999, conveys and warrants to Thomas G. Barnett and Carol A. Barnett the following described real estate, situated in the County of Skagit, State of Washington. 199909220053

PARCEL "A"

(TAX 6) THAT PORTION OF GOVERNMENT LOT 3 AND OF GOVERNMENT LOT 2(IF ANY) IN SEC 19, TWP 35, RNG 9 DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE SOUTH LINE OF THE GREAT NORTHERN RAILROAD RIGHT OF WAY THAT IS DUE SOUTH OF A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 3 THAT IS 450 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE CONTINUED DUE SOUTH TO THE NORTH BANK OF THE SKAGIT RIVER; THENCE NORTHEASTERLY ALONG SAID NORTH BANK 662 FEET; THENCE NORTHWESTERLY TO A POINT ON THE SOUTH LINE OF SAID RAILROAD RIGHT OF WAY THAT IS 149.5 FEET EAST (AS MEASURED ALONG SAID RIGHT OF WAY) OF THE POINT OF BEGINNING; THENCE WEST 149.5 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PORTION DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO EDWARD & DDOLORÉS KADLEC RECORDED UNDER AF#700501; THENCE NORTH 86-59-47 EAST ALONG THE SOUTH LINE OF THE ABANDONED RAILROAD RIGHT OF WAY MARGIN, 138.29 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 86-59-47 EAST ALONG SAID SOUTH MARGIN 11.11 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 38-52-04 EAST 487 FEET TO THE NORTH BANK OF THE SKAGIT RIVER; THENCE SOUTHWESTERLY ALONG SAID NORTH BANK OF THE SKAGIT RIVER, 9 FEET FROM WHICH THE TRUE POINT OF BEGINNING BEARS SOUTH 38-52-04 EAST; THENCE NORTH 38-52-04 WEST, 493 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE NORTH 24 FEET OF THE FOLLOWING DESCRIBED PROPERTY;

THAT PORTION OF GOVERNMENT LOTS 3 AND 6 IN SECTION 19, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M. DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 450 FEET WEEST OF THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE WEST 345 FEET; THENCE SOUTH TO THE SKAGIT RIVER; THENCE EASTERLY ALONG THE SKAGIT RIVER TO A POINT DUE SOUTH OF THE POINT OF BEGINNING; THENCE NORTH TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE SAID PREMISES LYING NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF THE GREAT NORTHERN RAILWAY COMPANY RAILROAD RIGHT OF WAY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B"

ALL THAT PORTION OF FORMER RAILWAY RIGHT OF WAY IN GOVERNMENT LOT 3, SEC 19, TWP 35, RNG 9 WHICH WAS ACQUIRED BY SEATTLE AND NORTHERN RAILWAY CO BY TWO DEED FROM ANDREW MCCUTCHESON ETUX RECORDED IN BOOK 40 OF DEEDS, PG 204 AND BOOK 41, PG 192 DESCRIBED AS FOLLOWS; BEGINNING AT A POING ON THE NORTH LINE OF SAID LOT 3, 450 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ON A LINE PARALLEL TO EAST LINE OF LOT 3 TO THE SOUTH LINE OF SAID RAILWAY RIGHT OF WAY AND TRUE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID SOUTH LINE OF RAILWAY RIGHT OF WAY 149.5 FEET; THENCE NORTH IN A STRAIGHT LINE PARALLEL TO THE EAST LINE OF GOVERNMENT LOT 3 TO A POINT 150 FEET NORTH, WHEN MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID RAILWAY RIGHT OF WAY; THENCE SOUTHWESTERLY 149.5 FEET ON A LINE PARALLEL TO THE SOUTH LINE OF SAID RAILWAY RIGHT OF WAY TO A POINT 450 FEET WEST OF THE EAST LINE OF GOVERNMENT LOT 3; THENCE SOUTH ON A LINE PARALLEL TO SAID EAST LINE OF GOVERNMETN LOT 3 TO A POINT OF BEGINNING;

SITATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

This deed is given in fulfillment of that certain real estate contract between the parties hereto dated September 1, 1999, 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 Excise Tax was paid on this sale on September 22, 1999, Receipt No. 31595.

EXCISE TAX amount paid \$ 918⁰⁰

Dated 10-22-04

Fulfillment
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Marc Kadlec
Marc Kadlec

OCT 28 2004

Amount Paid \$
00 6223504 (JPN) Skagit Co. Treasurer
By *[Signature]* Deputy

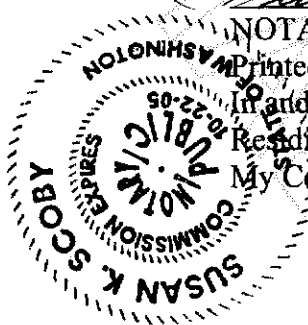
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Skagit County Auditor

STATE OF WASHINGTON)
) ss
COUNTY OF SNOHOMISH)

On this day personally appeared before me MARK KADLEC to me know 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 purposed therein mentioned.

Given under my hand and official seal this 22nd day of October, 2004.


NOTARY PUBLIC
Printed Name: Susan K Seoby
In and For the State of Washington
Residing at: Henwood
My Commission Expires: 10-22-05



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