

AFTER RECORDING MAIL TO:  
Mr. Clayton Franklin  
8087 Fruitdale Road  
Sedro Woolley, WA 98284



200503240177  
Skagit County Auditor

3/24/2005 Page 1 of 2 3:17PM

177

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 115118-PE

LAND TITLE OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): Ritchie A. Fuller  
Grantee(s): Clayton Franklin  
Abbreviated Legal: Ptn of NW 1/4 of NE 1/4, 18-35-5 E W.M.  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 350518-0-044-0002, P39340

THE GRANTOR RITCHIE A. FULLER, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CLAYTON FRANKLIN, a single man the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

SUBJECT TO: Paragraph A, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 115118-PE.

Dated March 18, 2005

Ritchie A. Fuller  
Ritchie A. Fuller

#1350  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

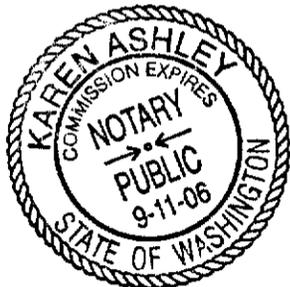
MAR 24 2005

Amount Paid \$ 3488.80  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Ritchie A. Fuller** the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 22, 2005



Karen Ashley  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2006

## EXHIBIT A

### PARCEL "A":

That portion of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 18, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point 320 feet West of the East line of said subdivision and 120 feet North of the North line of the County road traversing said subdivision;  
running thence South 120 feet to the North line of said County road;  
running thence Southeasterly along the North line of said County road to a point which is 252.8 feet Northwesterly from the intersection of the North line of said County road with the East subdivision line, said point being the most Westerly corner of that certain tract conveyed to Harold W. Anderson and Elsie Dana Anderson, his wife, by deed dated February 23, 1960 and recorded February 29, 1960, under Auditor's File No. 591414;  
thence running North  $21^{\circ}52'30''$  East along the Northwesterly line, and the Northwesterly line extended, of said Anderson Tract, a distance of 119.27 feet to a point which is 150 feet East of the West line of the property herein conveyed;  
thence West 30 feet;  
thence North to a point which is 120 feet East of the point of beginning;  
thence West to the point of beginning.

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

That portion of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 18, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point 320 feet West of the East line of said subdivision and 120 feet North of the North line of the County road traversing said subdivision;  
running thence North to the North line of said subdivision;  
thence Easterly along the North line of said subdivision to a point which is 200 feet West of the East line of said subdivision;  
running thence South to a point which is 120 feet East of the point of beginning;  
running thence West 120 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



200503240177  
Skagit County Auditor

3/24/2005 Page 2 of 2 3:17PM