



200504280087

Skagit County Auditor

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AFTER RECORDING MAIL TO

Todd M. and Barbara E. Ferguson  
18119 McLean Road  
Mount Vernon, WA 98273

Filed for Record at Request of :  
Land Title Company of Skagit  
Escrow Number: 113136-SE

ORIGINAL

(FULFILLMENT)  
Statutory Warranty Deed

Grantor(s): Joanne McClellan  
Grantee(s): Todd M. Ferguson and Barbara E. Ferguson  
Abbreviated Legal: ptn. Gov. Lot 2, 19-34-4 E W.M.  
Additional legal(s) on page 2  
Assessor's Tax Parcel Number: 340419-0-004-0001, P26308

THE GRANTOR, JOANNE MCCLELLAN, an unmarried woman, for and in consideration of Fulfillment of Real Estate contract, in hand paid, conveys and warrants to TODD M. FERGUSON AND BARBARA E. FERGUSON, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington.  
See Attached Exhibit "A"

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated , 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 or stamped exempt on \_\_\_\_\_ No. \_\_\_\_\_

Dated September 7, 2004

Joanne McClellan  
Joanne McClellan

# 4933  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 13 2004

Amount Paid \$ 3560.00  
Skagit Co. Treasurer  
By [Signature] Deputy

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Joanne McClellan is the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be Her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-10-04

[Signature]

Notary Public in and for the State of Washington  
Residing at: La Conner  
My appointment expires: 6/28/08



Fulfillment  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

APR 28 2005

Amount Paid \$  
Skagit County Treasurer  
By [Signature] Deputy

**EXHIBIT "A"**

That portion of Government Lot 2 of Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of said Government Lot 2, 495 feet East of the West ¼ corner of said section;  
thence North 264 feet;  
thence East 165 feet;  
thence South 264 feet;  
thence West 165 feet to the point of beginning,

EXCEPT that portion lying South of the North line of that certain tract of land conveyed to Skagit County by Deed recorded November 10, 1908, under Auditor's File No. 70315,

EXCEPT the West 65 feet of the South 90 feet thereof.

Situate in the County of Skagit, State of Washington.



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