

WHEN RECORDED RETURN TO:

Name: Chicago Title  
Address: 3110 Commercial Ave #101  
City, State, Zip: Anacortes, WA 98221  
AE 10530



200505030123  
Skagit County Auditor

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# Chicago Title Company - Island Division

## STATUTORY WARRANTY DEED

THE GRANTOR JAMES WYLIE, as his separate estate; and  
LAVERN M. DEANE AND ILA JUNE DEANE, husband and wife

for and in consideration of FULFILLMENT OF CONTRACT

in hand paid, conveys and warrants to JEROME H. MUDGE AND VERA C. MUDGE,  
husband and wife  
the following described real estate, situated in the County of Skagit , State of Washington:

SEE EXHIBIT A WHICH IS HERETO ATTACHED.

Lot 11, ASSESSOR'S PLAT OF HENRY W. MC FADDEN  
ESTATE

Fullfillment  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 03 2005

Amount Paid \$  
By Skagit Co. Treasurer  
Deputy

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated May 31, 1974, 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 6-10-74 , Excise No. 1833  
Amount paid \$ 300.00  
Tax Account Number: P67394 DATED February , 20 05 .

Lavern M. Deane

Ila June Deane

STATE OF WASHINGTON

COUNTY OF Skagit )

On this day personally appeared before

James Wylie

to me known 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 purposes therein mentioned.

GIVEN under my hand and official seal this  
day of Feb 24 , 20 05 .

Notary Public in and for the State of Washington,  
residing at Mount Vernon

STATE OF WASHINGTON )

and  
to me known to be the President and  
Secretary, respectfully, of  
the corporation that executed the foregoing instrument, and acknowledged the  
said instrument to be the free and voluntary act and deed of said corporation,  
for the uses and purposes therein mentioned, and on oath stated that  
authorized to execute the said instrument and that the seal affixed is the  
corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first  
above written.

Notary Public in and for the State of Washington,  
residing at

WHEN RECORDED RETURN TO:

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City, State, Zip Anacortes, WA 98221  
AE 10530

## Chicago Title Company - Island Division

1C34024

### STATUTORY WARRANTY DEED

THE GRANTOR JAMES WYLIE, as his separate estate; and  
LAVERN M. DEANE AND ILA JUNE DEANE, husband and wife

for and in consideration of FULFILLMENT OF CONTRACT

in hand paid, conveys and warrants to JEROME H. MUDGE AND VERA C. MUDGE,  
husband and wife  
the following described real estate, situated in the County of Skagit , State of Washington:

SEE EXHIBIT A WHICH IS HERETO ATTACHED.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated May 31, 1974, 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 6-10-74, Excise No. \_\_\_\_\_

Tax Account Number: P67394 DATED February, 20 05.

Lavern M. Deane  
Lavern M. Deane

Ila June Deane  
Ila June Deane

James Wylie

STATE OF WASHINGTON )

ss.

COUNTY OF \_\_\_\_\_ )

On this day personally appeared before me

James Wylie

to me known 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 purposes therein mentioned.

GIVEN under my hand and official seal this  
\_\_\_\_\_ day of Feb., 20 05.

Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_

COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_  
before me, the undersigned, a Notary Public in and for the State of  
Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_

and \_\_\_\_\_  
to me known to be the \_\_\_\_\_ President and  
Secretary, respectfully, of \_\_\_\_\_

the corporation that executed the foregoing instrument, and acknowledged the  
said instrument to be the free and voluntary act and deed of said corporation,  
for the uses and purposes therein mentioned, and on oath stated that \_\_\_\_\_  
authorized to execute the said instrument and that the seal affixed is the  
corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first  
above written.

Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_

STATE OF WASHINGTON )



200505030123  
Skagit County Auditor

STATE OF ARIZONA

COUNTY OF

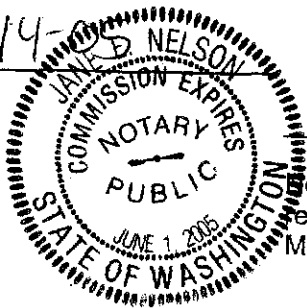
ss.

Laverne M. Deane and

Ila June Deane

I certify that I know or have satisfactory evidence that Ila June Deane  
is/are the person(s) who appeared before me, and said person(s) acknowledged that they  
signed this instrument and acknowledged it to be their free and voluntary act for the uses and  
purposes mentioned in the instrument.

DATED: 4-14-05



James D. Nelson

Notary Public in and for the State of Arizona

Residing at ANACOSTA

My appointment expires 6-1-05



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Skagit County Auditor

EXHIBIT "A"

PARCEL A:

Lot 11, ASSESSOR'S PLAT OF HENRY W. MC FADDEN ESTATE, according to the plat thereof recorded in Volume 8 of Plats, page 87, records of Skagit County, Washington;

EXCEPT the North 100 feet thereof.

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress and egress for roadway purposes across a strip of land 40 feet in width, being 20 feet on each side of the following described centerline:

Beginning a point on the South line of Government Lot 7, Section 2, Township 34 North, Range 1 East of the Willamette Meridian, which point bears North 88°15' West a distance of 796.74 feet from the Southeast corner of said Government Lot 7;

thence North 9°21' West a distance of 407.63 feet, more or less, to the South line of the plat of Wildwood Lane, Re-Plat of Lots 4, 5, 6 and 7, ASSESSOR'S PLAT OF HENRY W. MC FADDEN ESTATE, according to the plat recorded in Volume 10 of Plats, pages 46 and 47, records of Skagit County, Washington, being the terminus point of said easement

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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Skagit County Auditor