

When Recorded Return to:  
DONALD L. RUZICKA  
315 Main Street, Ste A-1  
Mount Vernon, WA 98273



200505270021

Skagit County Auditor

5/27/2005 Page 1 of 2 9:10AM

Chicago Title Company - Island Division  
Order No.: BE7969 MJJ

114816-5  
LAND TITLE OF SKAGIT COUNTY

### WARRANTY FULFILLMENT DEED

The GRANTOR JANET NEEDLER, a single individual on October 1, 1984, and all times since for and in consideration of fulfillment of that certain real estate contract in hand paid, conveys and warrants to DONALD L. RUZICKA and LORALEE S. RUZICK, husband and wife

A portion of Government Lot 1, Section 21, Township 36 North, Range 3 East of the Willamette Meridian as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Account No.: 360321-0-007-0003 P47944

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 purchases 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, October 1, 2003

Rec. No. 5095 in the amount of \$1,3436.40.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated: September 29, 2003

*Fulfillment*  
MAY 27 2005

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

# 5095  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*Janet Needler*  
Janet Needler

9-29-03  
Dated

OCT 01 2003

STATE OF WASHINGTON  
COUNTY OF Skagit

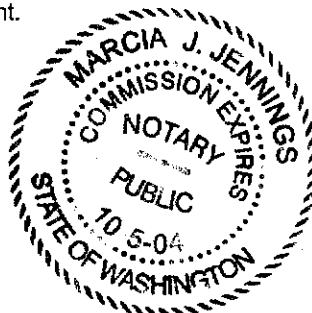
Amount Paid \$ 13436.40  
By *[Signature]* Skagit Co. Treasurer Deputy

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

Dated: September 29, 2003

*Marcia J. Jennings*  
Marcia J. Jennings

Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 10/5/2004



**PARCEL A:**

That portion of Government Lot 1 of Section 21, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point 681 feet South of the Northeast corner of said Government Lot 1;  
Thence North along the East line of said Government Lot 1, a distance of 416 feet;  
Thence West parallel with the North line of said Government Lot 1, a distance of 208 feet;  
Thence South a distance of 416 feet;  
Thence East to the point of beginning;

EXCEPT that portion embraced within the boundaries of that certain tract conveyed to Mrs. O.J. Frederickson, by deed recorded January 9, 1931, under Auditor's File No. 240131, records of Skagit County, Washington.

**PARCEL B:**

An easement in Government Lot 1 of Section 21, Township 36 North, Range 3 East of the Willamette Meridian, 20 feet in width, along the North line of the old railway grade in said Government Lot 1, from said Parcel A to the County road.

All situated in Skagit County, Washington.



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Skagit County Auditor