

AFTER RECORDING MAIL TO:

RYAN/E./NELSON  
5000/CHUCKANNT/PTT  
BOW/WA/98221

First American Title  
Company of Skagit County  
3202 Commercial Avenue  
Anacortes, WA 98221



200507290071  
Skagit County Auditor

7/29/2005 Page 1 of 2 10:40AM

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: P-86481-E

(FULFILLMENT)

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

A84916-1

Grantor(s): JACQUE BROWN, as her separate property  
Grantee(s): RYAN E. NELSON and LESSLIE K. NELSON, husband and wife  
Abbreviated Legal: NE 1/4 of NE 1/4 and N 1/2 of NW 1/4 of NE 1/4, 33-36-3 EWM  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 360333-1-001-0003 (P48595) 360333-1-003-0001 (P48597)

THE GRANTOR JACQUE BROWN, as her separate property  
for and in consideration of FULFILLMENT OF REAL ESTATE CONTRACT  
in hand paid, conveys and warrants to RYAN E. NELSON and LESSLIE K. NELSON, 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 January 19, 1996, 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 January 23, 1996, Rec. No. 11714

Dated this 14 day of September 1998

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

By Jacqueline Brown  
Jacqueline Brown

By \_\_\_\_\_

By \_\_\_\_\_

By \_\_\_\_\_

#11714 JUL 29 2005  
1-23-96  
Amount Paid \$  
\$9,442.50  
Skagit Co. Treasurer  
By HP Deputy

STATE OF Washington }  
County of Whatcom } SS:

I certify that I know or have satisfactory evidence that JACQUE BROWN

is \_\_\_\_\_ the person \_\_\_\_\_ who appeared before me, and said person \_\_\_\_\_ 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: SEPTEMBER 14, 1998

Glenn Powell

Notary Public in and for the State of Washington  
Residing at Lynden  
my appointment expires: 10-6-99

GLENN POWELL  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 10-6-99

**EXHIBIT "A"**

PARCEL "A":

The Northeast 1/4 of the Northeast 1/4 of Section 33, Township 36 North, Range 3 East, W.M., EXCEPT Chuckanut Drive and ditch rights of way, AND EXCEPT the following described tracts:

1. A strip of land 16 feet wide off the North side and along the full length of the North boundary line and a strip of land 10 feet wide off the South side and along the entire length of the South boundary line of the Northeast 1/4 of the Northeast 1/4, appropriated by decree dated August 29, 1910, in action of Drainage District No. 18 vs. Owners in Cause No. 5958 of the Superior Court of Skagit County, Washington.
2. A strip of land 60 feet in width lying adjacent to and West of the County road along the East line of the Northeast 1/4 of the Northeast 1/4, appropriated by decree dated October 18, 1911, in action of Bellingham and Skagit Railway Company vs. Gilbert Engbretson and wife, in Cause No. 6311, of the Superior Court of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The North 1/2 of the Northwest 1/4 of the Northeast 1/4, of Section 33, Township 36 North, Range 3 East, W.M., EXCEPT ditch rights of way.

Situate in the County of Skagit, State of Washington.



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