



200507290072
Skagit County Auditor

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

AFTER RECORDING MAIL TO:

Ryan E Nelson
5088 Chuckanut Dr
Bd 1 Box 198732

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

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.
A84916-2

Grantor(s): DONNA BATCHELDER, 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 DONNA BATCHELDER, 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 Sept. day of 15th 1998

By Donna Batchelder
Donna Batchelder
By SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
#11714 JUL 29 2005
1-23-96 Amount Paid \$
#3440.50 Skagit Co. Treasurer
By MP Deputy

STATE OF Washington }
County of Snohomish } SS:

I certify that I know or have satisfactory evidence that DONNA BATCHELDER

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

Notary Public in and for the State of Washington
Residing at Everett
My appointment expires: 3/20/99

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.

