

AFTER RECORDING MAIL TO



200507290076  
Skagit County Auditor

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

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Company of Skagit County  
3202 Commercial Avenue  
Anacortes, WA 98221

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Filed for Record at Request of :  
First American Title Of Skagit County  
Escrow Number: A84916

FIRST AMERICAN TITLE CO.  
A84916-6

(FULFILLMENT)  
Statutory Warranty Deed

Grantor(s): Sylvia J. Latham  
Grantee(s): Ryan E. Nelson

Abbreviated Legal: Section 33, Township 36, Range 3; Ptn. North 1/2 - Northeast 1/4  
Additional legal(s) on page 2  
Assessor's Tax Parcel Number: 360333-1-001-0003, P48595, 360333-1-003-0001, P48597

THE GRANTOR Sylvia J. Latham, as her separate property, for and in consideration of Fulfillment of Real Estate Contract in hand paid, conveys and warrants to RYAN E. NELSON, an unmarried man, 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, Recording No. 11714 in the sum of \$3,442.50.

Dated: January 30, 2005

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Sylvia J. Latham  
Sylvia J. Latham

#11714  
1-23-96 JUL 29 2005  
\$3442.50 Amount Paid \$  
Skagit Co. Treasurer  
By hp Deputy

State of Washington }  
County of Pierce } SS:

I certify that I know or have satisfactory evidence that Sylvia J. Latham is the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: July 1, 2005

Jeanine S. Lucas  
Notary Public in and for the State of Washington  
Residing at Buckley, WA  
My appointment expires: March 8, 2009



## EXHIBIT "A"

### Parcel "A":

The Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  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  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , 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  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , 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.

### Parcel "B":

The North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , of Section 33, Township 36 North, Range 3 East, W.M.; EXCEPT a strip of land 8 feet wide off the North line thereof, the West 8 feet of the North 340 feet thereof and the West 10 feet South of the North 340 feet thereof, all as appropriated for Drainage District No. 18 by Decree dated August 29, 1910 in Skagit County Cause No. 5958; ALSO EXCEPT additional ditch rights-of-way, if any.



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