

Filed for Record at Request of

AFTER RECORDING MAIL TO:

Chuck Lutz //
2585 Lumm View Drive /
Bellingham, WA 98226

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



200507290078
Skagit County Auditor

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

ORIGINAL

FIRST AMERICAN TITLE CO.
A84916-8

(Fulfillment)
SPECIAL WARRANTY DEED
(INDIVIDUAL)

THE GRANTOR Charles B. Lutz and Margaret E. Lutz, husband and wife for and in consideration of ten dollars and other valuable consideration in hand paid, conveys and quit claims to Ryan E. Nelson, a single person the following described real estate, situated in the County of Skagit State of Washington:

Tax Parcel No. : 360333-1-001-0003; Property I.D. No.: R48595
: 360333-1-003-0001; Property I.D. No.: R48597

Abbreviated Legal: NE 1/4 of NE 1/4 and N 1/2 of NW 1/4 of NE 1/4, 33-36-3 E.W.M.

COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A-1"

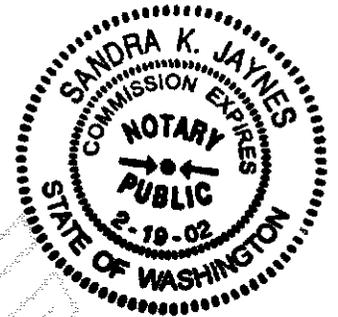
The Grantor for themselves and for their successors in interest do(es) by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do(es) hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor(s) and not otherwise, they will forever warrant and defend the said described real estate.

Real Estate Excise Tax was paid on this sale or stamped exempt on 1/23/96
Receipt No. 11714 in the sum of \$3,442.50

Dated this 23rd day of July, 1998

By Charles B. Lutz
Charles B. Lutz (Grantor)

By Margaret E. Lutz
Margaret E. Lutz (Grantor)



1-2396 JUL 29 2005
11714
\$3442.50 Amount Paid \$
By Skagit Co. Treasurer Deputy

STATE OF WASHINGTON
COUNTY OF WHATCOM

On this day personally appeared before me Charles B. Lutz and Margaret E. Lutz to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23rd day of July, 1998

Sandra K. Jaynes
Notary Public in and for the State of Washington,
Residing in Bellingham

My commission expires on: 2/19/02

DESCRIPTION:

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.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

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