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Skagit County Auditor

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After Recording Return to:

John M. Hugg
Avantlaw PLLC
1325 Fourth Avenue, Suite 600
Seattle, Washington 98101

**STATUTORY WARRANTY DEED
(FULFILLMENT)**

THE GRANTOR, JACK C. HAGERTY AND PHYLLIS HAGERTY, husband and wife, for an in consideration of FORTY FIVE THOUSAND AND 00/00 DOLLARS (\$45,000), in hand paid, conveys and warrants to ANNA L. TIDRINGTON the following described real estate, situated in the County of Skagit, State of Washington:

That portion of the Southwest ¼ of the Southwest ¼ of Section 13, Township 35 North, Range 3 East W.M., described as follows:

Beginning at the intersection of the South line of said Section 13, with the centerline of the Pacific Highway (as same existed on April 28, 1934, and referred to in Deed recorded May 8, 1934 as Auditor's File No. 262049), at a point 263 feet East of the Southwest corner of the said Section; thence North 33 Degrees 39' West 153.93 feet along the center of the said Highway; thence at right angles to said Highway North 56 Degrees 21' East, 150 feet; thence South 33 Degrees 39' East, 253.78 feet to the South line of said Section; thence West 180.19 feet to the place of beginning.

EXCEPT said Pacific Highway, also known as Chuckanut Drive,
AND ALSO EXCEPT County road along the South line thereof.

Assessor's Property Tax Parcel/Account Number: 350313-0-002-0009 P34186

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This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated February 11, 1980, 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.

