

AFTER RECORDING MAIL TO:

Name: John Diamond
Address: 23430 Diamond Rd.
City: Sedro Woolley, WA 98284



200606130135
Skagit County Auditor

6/13/2006 Page 1 of 3 1:43PM

(Fulfillment)

STATUTORY WARRANTY DEED

THE GRANTOR(S) Betty L. Janicki, individually and as Personal Representative of the estate of Frank Janicki, deceased
For and in consideration of Fulfillment of Reasl Estate Contract
In hand paid, conveys, and warrants to John Diamond, a single man on July 26th 1983 and at all times since who acquired title as John R. Schmid the following described real estate, situated in the County of Skagit, state of Washington:

Fulfillment
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

See attached exhibit A

JUN 13 2006

Amount Paid 0
Skagit Co. Treasurer
By *[Signature]*

Assessor's Property tax Parcel/Account Number: P101465

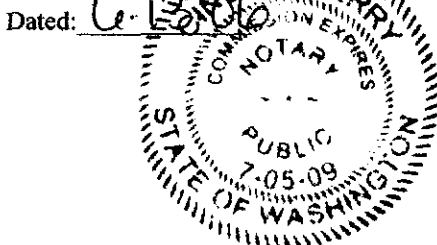
This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated _____ July 26, _____ 1983 and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising 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 July 26, 1983, Rec. No. 8307260063, and as amended under Rec. NO. 8403290036. *Excise Tax Amount Paid \$ 315.65*

Dated: *6-13-06*
By: *Cindy Perry*
By: *CINDY PERRY*
State of *WASHINGTON*
County of *SKAGIT*

By: *Betty L. Janicki*
By: *BETTY L. JANICKI*

I certify that I know or have satisfactory evidence that *Betty L. Janicki* (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (his/her/they) signed this instrument, on oath stated (he/she/they) (is/are) authorized to execute the instrument and acknowledged it as the *WIA* of *HER* to be the free and voluntary act of such party (for) the uses and purposes mentioned in this instrument.

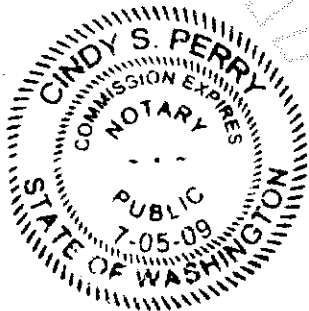


Cindy Perry
Notary Public in and for the state of *Washington*
My appointment expires: *July 5, 2009*

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Betty L. Janicki
is/are the person(s) who appeared before me, and said person(s) acknowledged that she
signed this instrument and acknowledged it to be the free and voluntary act for the uses and
purposes mentioned in the instrument.

DATED: 6-13-06



Cindy S. Perry
Notary Public in and for the State of Washington
residing at Lynn
My appointment expires July 5, 2009.



200606130135
Skagit County Auditor

6/13/2006 Page 2 of 3 1:43PM

P-101465
See: Statutory Warranty
Deed.

SCHEDULE "A-1"

PARCEL A:

THE SOUTH HALF OF GOVERNMENT LOT 3, SECTION 7, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., LYING EASTERLY OF SR 5 (FORMERLY SECONDARY STATE HIGHWAY 1A); EXCEPT THAT PORTION THEREOF LYING NORTHERLY AND EASTERLY OF THE EXISTING CREEK, AND ALSO EXCEPT THEREFROM THE WEST 224 FEET OF THE FOLLOWING DESCRIBED TRACT: "COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 3 WHERE THE SAME INTERSECTS THE EASTERLY RIGHT OF WAY LINE OF SECONDARY STATE HIGHWAY 1A; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 408.6 FEET; THENCE NORTH ON A LINE PARALLEL WITH THE EASTERLY BOUNDARY OF SECONDARY STATE HIGHWAY 1A A DISTANCE OF 204.3 FEET; THENCE WEST 408.6 FEET TO THE EASTERLY BOUNDARY OF SECONDARY STATE HIGHWAY 1A; THENCE SOUTH ALONG THE EASTERLY BOUNDARY OF SAID HIGHWAY TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 20 FEET THEREOF.

PARCEL B:

THAT PORTION OF THE SOUTH 22 ACRES OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., LYING WESTERLY OF THE MIDLINE OF AN EXISTING CREEK WHICH RUNS GENERALLY IN A SOUTHEASTERLY DIRECTION.

PARCEL C:

THE WEST 224 FEET OF THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF THE SOUTH HALF OF LOT 3, SECTION 7, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., LYING EAST OF SECONDARY STATE HIGHWAY 1A, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 3 WHERE THE SAME INTERSECTS THE EASTERLY RIGHT OF WAY LINE OF SECONDARY STATE HIGHWAY 1A; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 408.6 FEET; THENCE NORTH ON A LINE PARALLEL WITH THE EASTERLY BOUNDARY OF SECONDARY STATE HIGHWAY 1A A DISTANCE OF 204.3 FEET; THENCE WEST 408.6 FEET TO THE EASTERLY BOUNDARY OF SECONDARY STATE HIGHWAY 1A; THENCE SOUTH ALONG THE EASTERLY BOUNDARY OF SAID HIGHWAY TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 20 FEET THEREOF.

8307260063

VOL 524 PAGE 290



200606130135
Skagit County Auditor