

AFTER RECORDING MAIL TO

Land Title Company
P.O. Box 445
Burlington, WA 98233



200606150082
Skagit County Auditor

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Filed for Record at Request of:
Land Title Company of Skagit
Escrow Number: 120862-SE

LAND TITLE OF SKAGIT COUNTY

(FULFILLMENT)
Statutory Warranty Deed

Grantor(s): Theo Newton
Grantee(s): Eugene P. Van Waur
Abbreviated Legal: Lots 21 & 60, Sauk River Estates
Additional legal(s) on page 2
Assessor's Tax Parcel Number: 3994-000-021-0007, P68873, 3994-000-060-0009, P68916

THE GRANTOR, THEO NEWTON, as her separate estate for and in consideration of Fulfillment of Real Estate Contract AFW739180, SADC AFW767643, PACD AFW9810280041 in hand paid, conveys and warrants to Estate of EUGENE P. VAN WAUR, deceased, Skagit County Cause No. 05-4-00151-8 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 August 16, 1971, 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 lumped exempt on No. 39852

10-13-71 \$1,000 -

Dated May 2, 2006

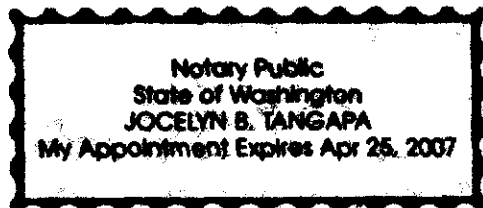
Theo Newton by Cheryl McQuiston POA

Theo Newton

STATE OF Washington
COUNTY OF LFMC ss:

On this 10th day of May, 2006 before me personally appeared Cheryl McQuiston, to me known to be the individual described in and who executed the foregoing instrument as Attorney in Fact for Theo Newton and acknowledged that she signed and sealed the same as the free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)



Notary Public in and for the State of Washington
Residing at Seattle, WA
My appointment expires: April 25, 2007

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Fulfillment
JUN 15 2006

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

LPB-11

EXHIBIT "A"

Lot 21, "PLAT OF SAUK RIVER ESTATES," as per plat recorded in Volume 8 of Plats, pages 13 and 14, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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