



200710040088  
Skagit County Auditor

10/4/2007 Page 1 of 1 2:02PM

WHEN RECORDED RETURN TO:

Name: GUARDIAN NORTHWEST TITLE

Address: 160 CASCADE PLACE STE 104

City, State, Zip: BURLINGTON, WA 98233

ATTN: SHIRLEY ROSE GUARDIAN NORTHWEST TITLE CO.

**200710040088-2 STATUTORY WARRANTY (Fulfillment) DEED**

Recording Number of Real Estate Contract being fulfilled: **200704120076**

**THE GRANTOR(S)**, Sam H. Morgan (also shown of record as Samsung H. Morgan), a single man for and in consideration of

*TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION*

in hand paid, conveys and warrants to, Brendan M. Howley, a single man, as to his 50% interest and Nathan G. McClure, as to his 50% interest Purchaser(s), the following described real estate, situated in the County of Skagit, State of Washington:

That portion of the Southwest 1/4 of the Northwest 1/4 of Section 22, Township 36 North, Range 3 East, W.M., lying Westerly of the right of way line of the Great Northern Railway, as established by Deed recorded June 13, 1901 in Volume 42 of Deeds, page 492, and lying Northerly of the right of way of the Legg County Road as it existed on June 7, 1889 (said right of way having been conveyed to Skagit County by Deeds recorded January 3, 1923 and July 24, 1963, under Auditor's File Nos. 161172 and 638737, in Volume 126 of Deeds, page 205, and Volume 332 of Deeds, page 312, respectively) and lying Easterly of the right of way of the Pacific Highway, also known as Chuckanut Drive, as it existed on June 7, 1889 (said right of way having been conveyed to the State of Washington by Deeds recorded June 5, 1918 and January 14, 1931, under Auditor's File Nos. 126002 and 240277, in Volume 110 of Deeds, page 405, and Volume 156 of Deeds, page 440, respectively).

Situated in the County of Skagit, State of Washington.

Subject to and together with easements, reservations, restrictions, covenants, liens, leases, court casues, and other instruments of record.

ASSESSOR'S TAX PARCEL I.D. NUMBER: 360322-2-013-0208 / P48062

This deed is given in fulfillment of that certain real estate contract between Sam H. Morgan (also shown of record as Samsung H. Morgan seller(s), and Brendan M. Howley, as to his 50% interest and Nathan G. McClure, as to his 50% interest purchaser(s), dated April 1, 2007, 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.

**200704120076**

Real Estate Excise Tax was paid on this sale April 12, 2007. Excise Tax Recording Number 1673.

Dated this 18th day of September, 2007.

*[Signature]*  
Deymian Le Sar, Attorney in Fact and as Power of Attorney for Sam H. Morgan  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

pd on 94# 1673

\$4,453.22

on 4-12-07

OCT 04 2007

STATE OF WASHINGTON )

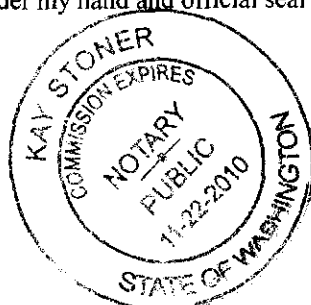
) Ss.

COUNTY OF SKAGIT )

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

On this 18th day of September, 2007 before me personally appeared Deymian Le Sar to me known to be the individual described in and who executed the foregoing instrument for herself and also as Attorney in fact for Sam H. Morgan and acknowledged that she signed and sealed the same as her free and voluntary act and deed for herself and also as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposed therein mentioned, and on oath stated that the Durable Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living and is not insane.

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



*Kay Stoner*  
Notary Public in and for the State of Washington

Residing at Bellingham

My appointment expires: 11-22-10