



200801040078
 Skagit County Auditor

1/4/2008 Page 1 of 3 12:54PM

WARRANTY FULFILLMENT DEED

Grantors: Terresa C. Sundstrom, Executrix of the Estate of Virginia c. Flaherty, deceased.
 Grantees: Eric J. Landon and Wendy Landon
 Legal Description: Ptn Tract 5, Plat of Bay View, McKenna and Elliott's Second Add't, Vol 3 of Plats, pg 19 Skagit County, Washington
 Assessor's Tax Parcel Number: 350330-4-009-0003, P35053
 350331-0-038-0005, P35109
 Reference Auditor's File Nos. of Documents Assigned, Released, or Amended: 200412140144

17-14-04
 pd #6693
 \$424
 # 2004/12/14
 SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX
 20 JAN 04 2008
 Amount Paid \$
 Skagit Co. Treasurer
 Deputy
 MAM
 fulfillment

THE GRANTOR, TERRESA C. SUNDSTROM, Executrix of the Estate of Virginia C. Flaherty, (Virginia C. Flaherty having died testate on September 19, 2007 and Terresa C. Sundstrom having been appointed as Personal Representative for the Estate of Virginia C. Flaherty on December 12, 2007) for and in consideration of TEN and NO/100 (\$10.00) DOLLARS, in hand paid, conveys and warrants to ERIC J. LANDON and WENDY LANDON, husband and wife, the following described real estate, situate in the County of Skagit, State of Washington:

AS PER ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated December 14, 2004, 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 paid on this sale or stamped exempt on Excise Recording #6993.

Dated: Dec 31, 2007
Terresa C. Sundstrom
 TERRESA C. SUNDSTROM, Executrix
 Estate of Virginia C. Flaherty

STATE OF WASHINGTON)
) ss:
 COUNTY OF SAN JUAN)

I certify that I know or have satisfactory evidence that TERRESA C. SUNDSTROM is the person who appeared before me and signed this Warranty Fulfillment Deed, on oath stated that she was authorized to execute the instrument and acknowledged it as the Executrix of the Estate of Virginia C. Flaherty name of party on behalf of whom instrument was executed to be the fact of such party for the uses and purposes mentioned in the instrument.

John O. Linde
 31, 2007.
 JOHN O. LINDE
 PUBLIC
 STATE OF WASHINGTON
 JULY 1, 2000
 Warrant Fulfillment Deed
 Page 1 of 1

John O. Linde
 Printed Name: John O. Linde
 NOTARY PUBLIC in and for the State of
 Washington. My commission expires: _____

Exhibit "A"

REAL PROPERTY DESCRIPTION

PARCEL "A":

That portion of Tract 5, "PLAT OF BAY VIEW," McKenna and Elliott's Second Addiiton, as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the North line of said Tract 5 and the Northwesterly line of D Avenue as shown on said plat (said point being also on the North line of Section 31, Township 35 North, Range 3 East, W.M.; thence West along the North line of Tract 5, a distance of 573.29 feet; thence Southeasterly parallel with 7th Street in said plat to the Northerly line of D Avenue; thence Northeasterly along said Avenue to the point of beginning.

TOGETHER WITH all that portion of the East ½ of the Southeast ¼ of the Southeast ¼ of Section 30, Township 35 North, Range 3 East, W.M, lying South and West of the following described line:

Beginning at the Southeast corner of said Section 30, as said point is shown on that certain Record of Survey recorded in Book 6 of Surveys, at pages 75 and 76, under Auditor's File No. 8505090031, records of Skagit County, Washington; thence North 89°40'20" West along the South line thereof, a distance of 165.10 feet to the Southwest corner of that certain tract of land conveyed to Mark R. Olson and Carrie A. Olson, husband and wife, by instrument dated July 30, 1991, and recorded under Auditor's File No. 9108020039, records of said County and State, said point being the true point of beginning of said described line; thence North 20°34'20" West along the Westerly line of said Olson tract, a distance of 144.35 feet to its Northwest corner; thence South 83°34'01" West, a distance of 452.35 feet to a point on the West line of said East ½ of the Southeast ¼ of the Southeast ¼ of Section 30, said point lying North 0°40'34" East, a distance of 81.60 feet from the Southwest corner thereof, said point being the end of said described line

EXCEPT the following described tract:

Beginning at a point on the South line of said Section 30, 165.1 feet West of the Southeast corner; thence North 20°54' West 144.35 feet; thence North 69°55' East 233.07 feet to the East line of said Section;



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thence South 0°36'48" West along said East line 182.56 feet to the North line of the County road;
thence South 68°40' West along the North line of County Road 166.1 feet;
thence North 20°54' West 30.06 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A portion of Tract 5, "PLAT OF BAY VIEW," McKenna and Elliott's Second Addition, as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of Section 31, Township 35 North, Range 3 East, W.M.;
thence North 89°40'20" West along the North line of said Section 31, being also the North line of said Tract 5, a distance of 655.67 feet to the Northeasterly corner of that tract of land describes as Parcel "B" in Real Estate Contract between Robert H. and Selma B. Nemitz and Seaview Holding Ltd., recorded under Auditor's File No. 837820,
thence South 22°31'20" East along the Easterly line of said tract of land a distance of 69.68 feet to the true point of beginning;
thence continue South 22°31'20" East, a distance of 139.15 feet to the Northerly right of way line of the Josh Wilson Road;
thence South 68°58'20" West along said Northerly margin a distance of 40.14 feet;
thence North 6°19'16" West a distance of 143.81 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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