



201003290056  
Skagit County Auditor

3/29/2010 Page 1 of 4 9:41AM

Recording requested by: \_\_\_\_\_  
When recorded, mail to:  
Name: GREGORY AJ WOLD  
Address: 1324 74th St SE  
City/State/Zip: Everett WA 98203  
Property Tax Parcel/Account Number: 68883

Space above reserved for use by Recorder's Office  
Document prepared by:  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/State/Zip \_\_\_\_\_

### Warranty Deed

Bernard Swaim Sharon M Swaim  
This Warranty Deed is made on MARCH 01, 2010, between BERNARD E. SWAIM / SHARON SWAIM  
Grantor, of 6628 143RD AVE NE, City of REDMOND, State of WASHINGTON, and  
GREGORY AJ WOLD, Grantee, of 1324 74th St  
City of Everett, State of WA

For valuable consideration, the Grantor hereby sells, grants, and conveys the following described real estate, in fee simple, to the Grantee to have and hold forever, along with all easements, rights, and buildings belonging to the described property, located at 14891 RIVER LANE, City of CONCRETE, State of WASHINGTON:  
SAUK River Estates, interest in tracts A through G and all of Lot 31. Parcel # P68883 3994-000-031-0005

The Grantor warrants that it is lawful owner and has full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, and that the Grantor and its successors will warrant and defend title to the Grantee against the lawful claims of all persons. Taxes for the tax year of 2007-2008 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.



Dated: MARCH 01, 2010

[Signature] / Sharon M. Swain  
Signature of Grantor

BERNARD E SWAIN SHARON M. SWAIN  
Name of Grantor

Signature of Witness #1

Printed Name of Witness #1

Signature of Witness #2

Printed Name of Witness #2

State of WASHINGTON

County of King

On MARCH 1, 2010

, the Grantor, Bernard Swain AND Sharon Swain,

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

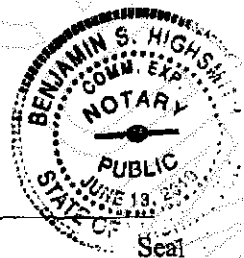
[Signature]  
Notary Signature

Notary Public,

In and for the County of King

State of WA

My commission expires: June 13, 2010



Send all tax statements to Grantee.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

796  
MAR 29 2010  
Amount Paid \$ 183.<sup>00</sup>  
By [Signature] Skagit Co. Treasurer Deputy



201003290056  
Skagit County Auditor

★NOVA PK418 Warranty Deed Pg.2 (08-09)

# Affidavit of Title

This Affidavit of Title is made on MARCH 01, 2010,  
between BERNARD E. SWAIM & SHARON M. SWAIM, Seller, of 14891 RIVER LANE  
CONCRETE, WA, for GREGORY A.J. WOLD, Buyer,  
of 1324 74th ST SE Everett WA.

1. Seller certifies that it is now in possession of and is the absolute owner of the following property:
2. Seller also states that its possession has been undisputed and that Seller knows of no fact or reason that may prevent transfer of this property to the buyer.
3. Seller also states that no liens, contracts, debts, or lawsuits exist regarding this property, except the following:  
BACK TAXES 2007, 2008, 2009 TO BE PAID BY BUYER
4. Seller finally states that it has full power to transfer full title to this property to the buyer.

Dated: MARCH 01, 2010

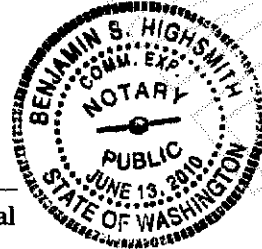
[Signature] / Sharon M. Swaim  
Signature of Seller

BERNARD E. SWAIM / SHARON M. SWAIM  
Printed Name of Seller

State of WASHINGTON County of KING  
On MARCH 1, 2010, Bernard Swaim and Sharon Swaim personally came  
before me and, being duly sworn, did state that he/she is the person described in the above document and he/she  
signed the above document in my presence.

[Signature]  
Notary Public Signature

Notary Public, In  
and for the County of King State of WA  
My commission expires: June 13, 2010 Notary Seal



★NOVA PK418 Affidavit (01-09)

# Bill of Sale

This Bill of Sale is made on MARCH 01, 2010, between  
BERNARD E SWAIN, SHARON M SWAIN, Seller, of 14891 RIVER LAKE,  
City of CONCRETE, State of WASHINGTON, and  
GREGORY A J WOLD, Buyer, of 1324 74th st SE,  
City of Everett, State of WA.

In exchange for the payment of \$ 10,000.00, received from the Buyer, the Seller sells and transfers possession of the following property to the Buyer:

THE PROPERTY IS SOLD IN ITS PRESENT CONDITION  
BACK TAXES TO BE PAID BY BUYER  
TAXES DUE FOR 2007, 2008, 2009, AND  
CURRENT.

The Seller warrants that it owns this property and that it has the full authority to sell and transfer the property to the Buyer. Seller also warrants that the property is sold free and clear of all liens, indebtedness, or liabilities.

The Seller also warrants that the property is in ~~good working~~ <sup>PRESENT CONDITION</sup> condition as of this date, but that it is otherwise sold in "as is" condition.



Signed and delivered to the Buyer on the above date.

Bernard E Swain  
Signature of Seller

Gregory A J Wold  
Signature of Buyer

BERNARD E SWAIN SHARON M SWAIN  
Name of Seller

GREGORY WOLD



★NOVA PK418 Bill of Sale (01-09)