



# First American Title Insurance Company

Filed for Record at Request of

Name BILLY J. DUKE  
Address 6516 MT BAKER HWY  
City and State DEMING WA 98244

THIS SPACE PROVIDED FOR RECORDER'S USE:



201109190078  
Skagit County Auditor

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P70585

## Statutory Warranty Deed

THE GRANTOR CHARLES FRANCIS TEDESCO AND JOYCE CAROLYN TEDESCO, HUSBAND AND WIFE  
for and in consideration of TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to BILLY J. DUKE A SINGLE PERSON, AS HIS SEPARATE ESTATE  
the following described real estate, situated in the County of SKAGIT, State of Washington:

THE SOUTH 30 FEET OF THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF TRACT 1, DIVISION "A" OF "GARDEN ADDITION TO BAKER", AS PER  
PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 73, RECORDS OF SKAGIT COUNTY,  
WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 1;  
THENCE SOUTH 65 FEET; THENCE EAST 100 FEET;  
THENCE NORTH 65 FEET; THENCE WEST 100 FEET TO THE POINT OF  
BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated APRIL  
3rd, 1990, 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 con-  
tract, 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 Sales Tax was paid on this sale on APRIL 19, 1990

Receipt No. 2284 Pd \$288.00

Rec. No. 9004190059

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

full payment  
SEP 19 2011

Dated: September 15, 2011

Charles Francis Tedesco  
Charles Francis Tedesco

Joyce Carolyn Tedesco  
Joyce Carolyn Tedesco

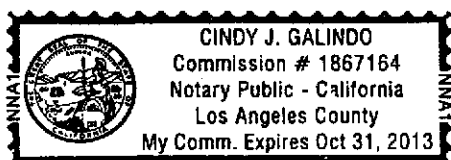
Amount Paid \$  
By Skagit Co. Treasurer  
Deputy

State of California

County of Los Angeles

On this day personally appeared before me Joyce Carolyn Tedesco to me known to be the individual  
who executed the within and foregoing instrument for herself and as Attorney in Fact for Charles Francis  
Tedesco, 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 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 this 15 day of September, 2011.



Cindy J. Galindo  
Notary Public in and for the State of California  
Residing in the city of San Diego  
My appointment expires on Oct 31, 2013