

When recorded return to:

Bonnie L. Kirby  
300 2nd ave N #36  
Edmonds WA 98020



201303180147  
Skagit County Auditor

3/18/2013 Page

1 of

3 10:46AM

Filed for record at the request of:  
Chicago Title Insurance Company  
425 Commercial Street  
Mount Vernon, WA 98273

CHICAGO TITLE

Title #: 620015267

**STATUTORY WARRANTY DEED**  
**Fulfillment**

**THE GRANTOR(S)**

Gerard R. Torrence and Charland B. Torrence, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to

John S. Kirby and Bonita L. Kirby, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): LOTS 17, 18 & 36 SULPHUR SPRINGS LAKE TRACTS AND PTN RR ROW

Tax Parcel Number(s): P69854, P69839, 4024-000-036-0002, 4024-000-018-0004

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated April 23, 1969 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 stamped exempt on May 8, 1969, receipt number 26198. Auditor's File NO. 726269.

Dated: May 4, 2012

Gerard R. Torrence  
Gerard R. Torrence

Charland B. Torrence  
Charland B. Torrence

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 18 2013

Amount Paid \$  
By Skagit Co. Treasurer  
Deputy

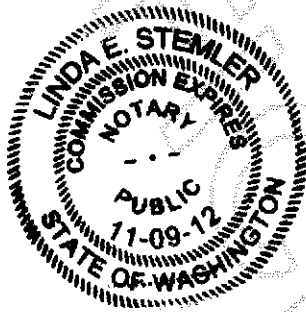
STATUTORY WARRANTY DEED

Fulfillment  
(continued)

State of Washington  
Covington of King

I certify that I know or have satisfactory evidence that  
GERARD R TORRENCE & CHARLAD B. TORRENCE  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 05/08/2012



Linda E. Stemler  
Name: LINDA E. STEMLER  
Notary Public in and for the State of WA  
Residing at: BOTHELL, WA 98021  
My appointment expires: 11-9-2012



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**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P69854, P69839, 4024-000-036-0002, and 4024-000-018-0004**

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**PARCEL A:**

Lots 18 and 36, PLAT 1, SULPHUR SPRING LAKE TRACTS, as per plat recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington;

Situated in Skagit County, Washington.



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