



201304170024
Skagit County Auditor

4/17/2013 Page 1 of 4 10:04AM

WHEN RECORDED RETURN TO

Name Marilyn J. Ferguson

Address 29210 Bacus RD

City, State, Zip Sedro-Woolley WA 98284



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131347

APR 17 2013

FILED FOR RECORD AT REQUEST OF
Jamie L. Hammontree

Amount Paid \$ 0
Skagit Co. Treasurer
By M.M.M. Deputy

Quit Claim Deed

THE GRANTOR Marilyn J. Ferguson as surviving spouse of Charles H. Ferguson

for and in consideration of Inheritance
conveys and quit claims to Marilyn J. Ferguson
the following described real estate, situated in the County of Skagit State of Washington,
together with all after acquired title of the grantor(s) therein.

29210 BACUS ROAD SEDRO-WOOLLEY, WA 98284
PARCEL NUMBER P38930

TH PTN SE 1/4 SW 1/4 COM AT SE COR OF SE 1/4 SW 1/4 TH N 89-51-51 W ALG S LI OF SD SUB 43.50 FT TH N 1-31-28 E 439.11 FT TO TPOB TH N 89-51-51 W PLW S LI OF SD SUB 945.98 FT TH N 0-36-30 W PLW W LI SK B892.38 FT TO INT WITH N LI SUB TH S 89-59-03 E ALG SD N LI 980.84 FT TO NE COR OF SUB TH S 1-37-28 W 894.60 FT TO TPOB AKA PTN TR 76 SURVEY AF# 8910230031

PARCEL NUMBER P38917
(0.2700 ac) THE S 18 FT OF E 1/2 OF NE 1/4 SW 1/4 EXC R DAKA PTN TR 76 SURVEY AF# 8910230031

PARCEL NUMBER P70879
120 NORTH REED AVE SEDRO-WOOLLEY, WA 98284
ROSEDALE GARDEN TRS, LOT D OF SEDRO WOOLLEY SHORT PLAT SW-06-00 RECORDED AF# 200103210062, BEING A PORTION OF NW 1/4 NE 1/4, LOT D OF SEDRO WOOLLEY SHORT PLAT SW-06-00 RECORDED AF# 200103210062, BEING A PORTION OF NW 1/4 NE 1/4

see attached

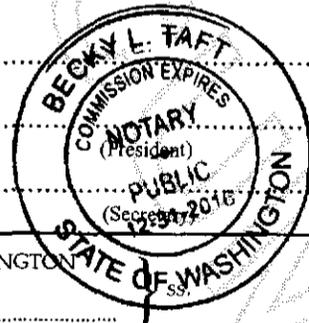
Dated April 5, 2013

Marilyn J. Ferguson
(Individual)

.....
(Individual)

By

By



STATE OF WASHINGTON }
COUNTY OF Skagit } ss.

STATE OF WASHINGTON }
COUNTY OF

On this day personally appeared before me Marilyn Ferguson
to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that She signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

On this.....day of, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and

to me known to be the President and Secretary, respectively of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

GIVEN under my hand and official seal this 5th day of April 2013
Becky L. Fajt
Notary Public in and for the State of Washington,
residing at Sedro Woolley
My appointment expires: 12-31-2016

Witness my hand and official seal hereto affixed the day and year first above written.
.....
Notary Public in and for the State of Washington,
residing at,
My appointment expires:



200103230105
Skagit County Auditor

3/23/2001 Page 1 of 1 3:43:16PM

AFTER RECORDING MAIL TO:

Name CHARLES H. FERGUSON, MARILYN J. FERGUSON
Address 29210 BACUS ROAD
City, State, Zip SEDRO WOOLLEY, WA 98284
B63932
Filed for Record at Request of First American Title of Skagit County

FIRST AMERICAN TITLE CO.
Statutory Warranty Deed

B63932E

THE GRANTOR BRETT A. HANSON, An Unmarried Man for and in consideration of Ten Dollars and other valuable consideration, as Part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to CHARLES H. FERGUSON and MARILYN J. FERGUSON, Husband and Wife the following described real estate, situated in the County of SKAGIT, State of Washington:

Lot "D", of Sedro Woolley Short Plat No. SW-06-00, approved March 21, 2001, and recorded March 21, 2001, under Auditor's File No. 200103210062, being a portion of the Northwest 1/4 of the Northeast 1/4, of Section 24, Township 35 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress, emergency vehicle turn around area and utilities, delineated as Cabe Lane on the face of said Short Plat.

ABBREVIATED LEGAL: Ptn. Lot 16, Block 1 "Rosedale Garden Tracts of Sedro Woolley" aka Lot 1, Short Plat #SW-98-04

SUBJECT TO: Paragraphs A ^{S, B} ~~through A~~, inclusive of Schedule B-1 of First American Title Company Preliminary Commitment for Title Insurance No. 63932 ~~and FAN 2001 Taxes~~

39989
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAR 23 2001

Assessor's Property Tax Parcel Account Number(s): 4169-001-016-0009; R76879 Amount paid \$1530.00

By: *[Signature]* Skagit County Treasurer Deputy

Dated March 23, 2001.

[Signature]
BRETT A. HANSON

STATE OF WASHINGTON }
COUNTY OF Skagit } ss

I certify that I know or have satisfactory evidence that BRETT A. HANSON is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 23, 2001



[Signature] Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/02



201304170024
Skagit County Auditor



First American Title Insurance Company

THIS SPACE PROVIDED FOR RECORDER'S USE.
JERRY MCINTURFF
SKAGIT COUNTY AUDITOR
89 SEP 29 P3:49
RECORDED FILED
REQUEST OF
8909290056

Filed for Record at Request of

Name CHARLES FERGUSON
Address
City and State SEP 29 1989

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

Amount Paid \$ 832.00
By Skagit Co. Treasurer

26203-E

Statutory Warranty Deed

NORETEP, a Washington General Partnership

THE GRANTOR

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to CHARLES FERGUSON and MARILYN J. FERGUSON, husband and wife

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

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 12, Township 35 North, Range 5 East, W.M., described as follows:

Commencing at the Southeast corner of said southeast 1/4 of the Southwest 1/4; thence North 89 degrees 51'51" West along the South line of said subdivision, 43.50 feet; thence North 1 degree 37'28" East, 439.11 feet to the true point of beginning; thence North 89 degrees 51'51" West, parallel with the South line of said subdivision, 945.98 feet; thence North 0 degrees 36'36" West, parallel with the West line of said subdivision, 892.38 feet to the intersection with the North line of said subdivision; thence South 89 degrees 59'02" East, along said North line, 980.84 feet to the Northeast corner of said subdivision; thence South 1 degree 37'28" West, 894.66 feet to the true point of beginning.

TOGETHER WITH the South 18.00 feet of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 12, Township 35 CONT'D EXHIBIT A

Dated September 27, 19 89

1ST AM

By: Peter Foeschel
By: Ronald Schultz

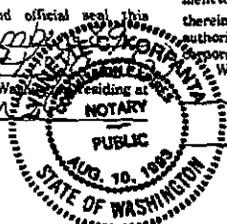
STATE OF WASHINGTON
COUNTY OF Snohomish

STATE OF WASHINGTON
COUNTY OF

On this day personally appeared before me Ronald Schultz, Notary Public, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

On this day of 19 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and to me known to be the President and Secretary, respectively, of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation. Witness my hand and official seal hereto affixed the day and year first above written.

GIVEN, under my hand and official seal, this 25th day of September, 1989, at Skagit County, Washington, Notary Public in and for the State of Washington, residing at Castleton, WA



201304170024
Skagit County Auditor

LPS-10 (6/84)
8909290056

P-38917
A-38930

26203
FIRST AMERICAN TITLE CO.

EXHIBIT A

CONTINUATION PAGE

2

north, Range 5 East, W.M.

EXCEPT that portion thereof lying within Bacus Road.

TOGETHER WITH the non-exclusive right to take water from that certain well hereafter described and an easement for waterline installation, maintenance and repair, over, under and across a 30 foot strip of land within the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 12, Township 35 North, Range 5 East, W.M. lying 15.00 feet on each side of the following described centerline:

Commencing at the Southeast corner of said Southeast 1/4 of the Southwest 1/4; thence North 89 degrees 51'51" West, along the South line of said subdivision 906.80 feet; thence North 0 degrees 36'36" West, parallel with the West line of said subdivision, 254.34 feet to an existing well, said well being the true point of beginning; thence continuing North 0 degrees 36'36" West, 200.00 feet, more or less, to the South line of the herein above described main tract and the terminus point of said centerline.

This conveyance is further, TOGETHER WITH the covenant that a pollution free area with a 100 foot radius of the said well shall be maintained by the present and future owners of the servient property upon which said well is located.

This conveyance is subject to the reservation of a non-exclusive easement for ingress, egress and utilities over and across the Easterly 60 feet of that portion of said main tract lying Northerly of that certain private road running East and West through said tract and described in document recorded under Auditor's File No. 8902210090, records of Skagit County, Washington.

SUBJECT TO: Paragraphs A through D, Schedule "B-1" of First American Title Company's Preliminary Commitment No. 26203.

As to said well, Grantor reserves the right to install two or more independent water systems in said well, to supply water to property known as Tracts 75 and 77, "Bacus Hill Tracts", an unrecorded Survey.

Grantor agrees to install a new water pipe line 3/4 inch or greater from the existing house to said well to replace existing line which is to be hereafter abandoned. Said line will be connected to the well and to the house with a shut off valve.

Grantee accepts existing power line serving said house, as built.

ST AM



201304170024
Skagit County Auditor

4/17/2013 Page

4 of

4 10:04AM

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