

AFTER RECORDING MAIL TO



201410240066

Skagit County Auditor \$73.00
10/24/2014 Page 1 of 2 10:14AM

Dean Swanson and Mary Rebecca Swanson
404 S. Waugh Road
Mount Vernon, WA 98273

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 140745-OE

ORIGINAL

LAND TITLE OF SKAGIT COUNTY
140745-OE

Statutory Warranty Deed
(FULFILLMENT)

THE GRANTOR CARL AUSTIN SWANSON, AS TO AN UNDIVIDED 1/3 INTEREST, for and in consideration of Twelve Thousand Dollars (\$12,000.00) in hand paid, conveys and warrants to DEAN SWANSON AND MARY REBECCA SWANSON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Gov. Lots 6 & 7, 30-34-3 E W.M.

Tax Parcel Number: 340330-0-025-0002, P22936

See Attached Exhibit "A"

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated January 12, 2012 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 _____ No.

Dated 1/12/12

Carl Austin Swanson
Carl Austin Swanson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AP# 2012/1130076
\$ 218.60
1-13-12

JAN 13 2012

State of Washington }
County of Skagit } SS

Amount Paid \$
By MRS Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Carl Austin Swanson is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/12/12

Anneliese Maria Farrell

ANNELIESE MARIA FARRELL
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 6-28-2012

Notary Public in and for the State of Washington
Residing at: La Crosse
My appointment expires: 6/28/12

EXHIBIT "A"

That portion of Government Lots 6 and 7 of Section 30, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of Lot 7, Section 30, Township 34 North, Range 3 East, W.M.;
thence East along the South line of Lot 7, 580 feet to the point of beginning;
thence South 150 feet at right angles;
thence East parallel to the South line of Lot 7, 345 feet;
thence Northerly and parallel to the West line of Lot 7, 335 feet;
thence Westerly and parallel to the South line of Lot 7, 345 feet;
thence Southerly to the point of beginning.

TOGETHER WITH a 20 foot wide non-exclusive easement for ingress and egress over an existing private road.

Situate in the County of Skagit, State of Washington.

