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08/01/2018 01:13 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

When recorded return to:

MICHAEL A. WINSLOW  
Attorney at Law  
1204 Cleveland Avenue  
Mount Vernon, WA 98273

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**STATUTORY WARRANTY FULFILLMENT DEED**

GRANTOR: Linda L. Carter and Ronald A. Wagoner, Co-Successor Trustees of the  
Wagoner Family Trust U/A dated January 19, 1995.

GRANTEE: Sarah Spence, a single woman, as to her separate property.

**LEGAL DESCRIPTION:**

That portion of the South 1/2 of the South 1/2 of Southwest 1/4 of Section 12, Township 36  
North, Range 3 East, W.M., lying West of the Barrell Springs Road.

SUBJECT TO covenants, conditions, restrictions and easements of record, as of the date of  
the original Real Estate Contract and subsequent encumbrances created by, or arising out  
of, the occupancy of the Buyer under the said Real Estate Contract.

TOGETHER WITH manufactured home: Liberty Meadowbrook 1994; SN 09L28286TXU

Situated in Skagit County, Washington.

ASSESSOR'S PROPERTY TAX  
PARCEL OR ACCOUNT NO: P47818, P104633

REFERENCE NOS OF DOCUMENTS  
ASSIGNED OR RELEASED: 94020200092 9402110093 9504130065

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
*Fulfillment*

AUG 01 2018

Amount Paid \$  
Skagit Co. Treasurer  
By *Man* Deputy

*Excise #559  
2-2-1994  
\$1,836.00 paid*

Statutory Warranty Fulfillment Deed

-1-

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**CONSIDERATION:**

The Grantors, Linda L. Carter and Ronald A. Wagoner, as Successor Co-Trustees of the Wagoner Family Trust U/A dated January 19, 1995, for and in consideration of fulfillment of Real Estate Contract, in hand paid, conveys and warrants to Sarah Spence, a single woman, as to her separate property, the above described property.

This Statutory Warranty Fulfillment Deed is given in satisfaction of that certain Real Estate Contract between the parties hereto, dated January 27, 1994, and recorded February 2, 1994, under Skagit County Auditor's File No. 9402020092, between Simplified Exchange Accounting Systems, Inc., a Washington corporation, as Seller, and Sarah Spence, as her separate property, as Buyer. The Seller's interest in said Real Estate Contract was subsequently assigned by Simplified Exchange Accounting Systems, Inc., a Washington corporation, as Seller, to Great Northwest Investments, Inc., a Washington corporation, under Seller's Assignment of Contract and Deed, dated February 11, 1994, and recorded February 11, 1994, under Skagit County Auditor's File No. 9402110092. The Seller's interest in said Real Estate Contract was subsequently assigned by Great Northwest Investments, Inc., a Washington corporation, to Allen G. Wagoner and Rosa Bell Wagoner, husband and wife, under Seller's Assignment of Contract and Deed, dated February 10, 1994, and recorded February 11, 1994, under Skagit County Auditor's File No. 9402110093; which Seller's interest in said Real Estate Contract was subsequently transferred to Allen G. Wagoner and Rosa Bell Wagoner, as Trustees of the Wagoner Family Trust, U/A dated January 1995, by Quit Claim Deed dated February 28, 1995, and recorded April 13, 1995, under Skagit County Auditor's File No. 9504130065. Said Real Estate Contract was 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.

559. Real Estate Excise Tax of \$1,836.00 was paid on this sale on February 2, 1994, under Receipt No.

DATED: July 17, 2018.

## The Wagoner Family Trust

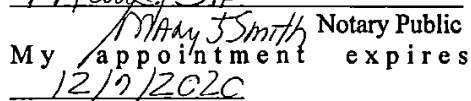
Linda L. Carter  
By: Linda L. Carter, Successor Co-Trustee

By: Ronald A. Wagoner  
By: Ronald A. Wagoner, Successor Co-Trustee

[illegible]

I certify that I know or have satisfactory evidence that Linda L. Carter is the person who appeared before me; that she acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged as a Successor Co-Trustee of the Wagoner Family Trust, U/A dated January 19, 1995, to be the free and voluntary act of her for the uses and purposes contained in the instrument.

July 22, 2018.



My appointment expires 12/2/2020

State of Washington )  
 ) ss  
County of Island )

I certify that I know or have satisfactory evidence that Ronald A. Wagoner is the person who appeared before me; that he acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged as a Successor Co-Trustee of the Wagoner Family Trust, U/A dated January 19, 1995, to be the free and voluntary act of him for the uses and purposes contained in the instrument.

October 2, 2018.



My appointment expires 12/9/20

NOTE: This document was prepared from information supplied to preparer by one or both parties to this document, and no title examination was requested in connection with the preparation of this document, nor was any made. The preparer expresses no opinion on title to this property.