



202203090087

03/09/2022 03:26 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

When recorded return to:
Thomas F. Langton
P.O. Box 941
Redmond, WA 98073

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
12783
MAR 09 2022
Amount Paid \$
Skagit Co. Treasurer
By *TK* Deputy
pd \$2312.21
4.10.96
Fulfillment

**Statutory Warranty Deed
(Fulfillment)**

THE GRANTOR, FREDRIC THOMAS LANGTON a/k/a FREDERICK T. LANGTON, as Personal Representative of the non-probate estate of MARSTON BALL (Deceased), pursuant to the Last Will and Testament of MARSTON BALL filed under Skagit County Superior Court Number 21-4-00436-29, for and in consideration of fulfillment of a real estate installment contract, in hand paid, conveys, and warrants to the GRANTEE, THOMAS F. LANGTON, a married man as his separate property, the following described real estate, situated in the County of Skagit, State of Washington:

Parcel A:

That portion of the Southwest Quarter of the Northwest Quarter of Section 29, Township 35 North, Range 4 East, W.M., Skagit County, Washington, lying Westerly of the Railroad Right of way. Less County Road. Situated in Skagit County, Washington.

Parcel B:

That portion of the Northwest Quarter of the Northwest Quarter of Section 29, Township 35 North, Range 4 East, W.M., Skagit County, Washington, lying Westerly of the Railroad Right of way. Less County Road. Situated in Skagit County, Washington.

Tax Parcel Numbers: P38065 / 350429-2-004-0103 and P38063 / 350429-2-003-0104

This deed is given in fulfillment of that certain real estate contract dated March 28, 1996, and recorded on April 10, 1996, under Skagit County Auditor's File No. 9604100018, between MARSTON BALL, a widower (as "Seller" or "Vendor" thereunder), and THOMAS F. LANGTON, an unmarried man (as "Purchaser" or "Vendee" thereunder); real estate excise tax having been paid on said transaction on April 10, 1996, under Skagit County Excise Tax Receipt Number 12783;

and said real estate contract being 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 or Grantees hereunder, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Grantor:

Fredric T. Langton
FREDRIC THOMAS LANGTON
(a/k/a FREDERICK T. LANGTON)

Date: 3 March 2022

STATE OF WASHINGTON)
) ss.
COUNTY OF PIERCE)

I certify that I know or have satisfactory evidence that FREDRIC THOMAS LANGTON 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 the instrument.

DATE: 3/3/2022

Steven M. Sayre
Signature of NOTARY

Steven M. Sayre
Printed name of NOTARY

NOTARY PUBLIC in and for the State
of Washington residing at Olympia

My commission expires: 10/27/2025

