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WARRANTY DEED

23089
SKAGIT COUNTY, WASHINGTON

Real Estate Excise Tax

JUL 13 1962

County Treasurer

By _____

THE GRANTORS, Vern T. Beason and Hannah Beason, husband and wife, for and in consideration of FORTY-NINE HUNDRED NINETY FIVE AND NO/100 DOLLARS (\$4995.00) in hand paid, convey and warrant to LARRY L. TAYLOR and NAOMI TAYLOR, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

100
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Part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4, Township 34 North, Range 2 East, W.M., described as follows: Beginning at a point on the south line of the Anacortes-Mt. Vernon Highway 80 rods east of the section line between sections 4 and 5, thence west 10 rods along the south line of said Anacortes-Mount Vernon Highway; thence south at right angles 8 rods to the true place of beginning; thence from said true place of beginning continuing in the same line 8 rods to the north line of tract conveyed to Frank P. Armstrong under Auditor's file No. 508778; thence east along the north line of said tract, 10 rods to the east line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence north along said east line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ 8 rods; thence west parallel to the south line of the aforesaid highway, 10 rods to the point of beginning, EXCEPT any portion thereof lying within the boundaries of the tract conveyed to George Sullivan and Dora Sullivan, husband and wife, by deed dated April 29, 1946, recorded May 18, 1946, in Volume 209 of deeds page 449, under auditor's file No. 391956.

Subject to all easements existing on August 2, 1958 for right of way and also reserving unto the Grantors and grantor's assigns right of easement for right-of-way over and across the West One (1) rod thereof.

Also a nonexclusive easement over and across a strip of land one rod in width, the west line of which is described as follows: Beginning on the south line of the Anacortes-Mount Vernon Highway, 70 rods east of the line between Sections 4 and 5, Township 35 North, range 2 east, W.M., thence south 8 rods.

All of the foregoing being subject, however, to the easements and reservations as now of record, being specifically those recorded under Auditor's file Nos. 509871, 522137 and 508778.

This deed is given in fulfillment of that certain real estate contract dated August 2, 1958 between Grantors herein as Sellers and Frank Brandt and Wanda Brandt, husband and wife, and Larry L. Taylor and Naomi Taylor, husband and wife, as Buyers, which contract was recorded August 11, 1955 under Skagit County Auditor's File #568915, the interest of Frank Brandt and Wanda Brandt having been assigned to Larry L. Taylor and Naomi Taylor by instrument dated Jan. 25, 1962 and filed under Skagit County Auditor's File #621785.

The warranties herein contained are subject to all conditions, covenants, agreements easements, limitations and restrictions contained in said contract, and are subject to encumbrances and

condemnations arising since the date of said contract.

Real Estate Excise Tax has been paid under Treasurer's Receipt #21875.

DATED this 6th day of July, 1962.

Vern T. Beason
Hannah Beason

STATE OF WASHINGTON

COUNTY OF SKAGIT

SS:

On this date personally appeared before me Vern T. Beason and Hannah Beason, husband and wife, to me known to be the individuals 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.

GIVEN under my hand and official this 6th day of July, 1962.

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James A. [Signature]
Notary Public in and for
the State of Washington,
residing at *John [Signature]*

A H JOHNSON
SKAGIT COUNTY AUDITOR
DEPUTY

JUL 13 4 08 PM 1962

RECORDED FILED

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FILED FOR RECORD AT
REQUEST OF:
Skagit Island Counties
Title Company,
7:7 2nd - Mount Vernon

RETURN TO:

First Federal Savings & Loan
Association
Mount Vernon, Washington

623886