

WHEN RECORDED RETURN TO

Name John H. Ward, Attorney

Address P.O. Box 208

City, State, Zip Sedro Woolley, WA 98284



199908020104

Kathy Hill, Skagit County Auditor

8/2/1999 Page 1 of 2 3:30:27PM



LAND TITLE COMPANY

FILED FOR RECORD AT REQUEST OF

LAND TITLE COMPANY OF SKAGIT COUNTY

P-90506

### Statutory Warranty Deed

THE GRANTORS, GERALDINE ADAMS, BARBARA MEDFORD, GEORGIA MATHIS, VERYLE HITT, and BILL SCHRYER, for and in consideration of Eighty-seven Thousand Five Hundred and No/100 Dollars (\$87,500.00), in hand paid, conveys and warrants to PHYLLIS QUEEN, a widow, as her separate property, the following described real estate, situated in the County of Skagit, State of Washington:

See legal description on Page Two, as Schedule A-1.

Lot 3 of survey 8310110046 in Tracts 5 and 8, Livermore's Hamilton Acreage.

Tax I.D. #3947-000-008-0119, P #67280.

30749  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

AUG 02 1999  
\$ 1,338.75  
Amount Paid \$  
Skagit County Treasurer  
By: 100 Deputy

The parties are the six heirs of Veda G. Schryer, in Skagit Probate Cause #98-4-00289-1, and the grantee is purchasing the five 1/6ths interest the five grantors have in the subject property.

Dated July 22, 1999.

William J. Schryer  
(Individual)  
Barbara Medford  
(Individual)

Veryle E. Hitt  
Georgia Mathis  
Geraldine Adams

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

STATE OF WASHINGTON }  
COUNTY OF ..... } ss.

On this day personally appeared before me ~~Barbara Medford~~ GERALDINE ADAMS 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 22 day of July, 1999.

Witness my hand and official seal hereto affixed the day and year first above written.

John H. Ward  
Notary Public in and for the State of Washington,  
residing at Sedro Woolley.  
My appointment expires: 9/18/2000

.....  
Notary Public in and for the State of Washington,  
residing at .....  
My appointment expires: .....

Schedule "A-1"

P-90506

DESCRIPTION:

Lot 3 of a Survey of a portion of Tracts 5 and 8, "LIVERMORES HAMILTON ACREAGE", as per plat recorded in Volume 3 of Plats, page 87, records of Skagit County, Washington, said survey being recorded October 11, 1983, in Book 5 of Surveys, page 13, under Auditor's File No. 8310110046, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXCEPTIONS:

A. The face of the Plat, contains the following:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
2. Short Plat Number and date of approval shall be included in all deeds and contracts;
3. Zoning - Residential;
4. Sewage Disposal - Individual septic systems;
5. Water - Individual wells.

B. Any change in the boundary or legal description of the real property, or title to the estate insured, that may arise due to the shifting and changing in the course of the unnamed creek along the Easterly boundary.

