

RETURN TO:

Leland Fox



199910060020

Kathy Hill, Skagit County Auditor
10/6/1999 Page 1 of 2 10:31:33AM

DOCUMENT TITLE(S) (or transactions contained herein):

Deed

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

[] ADDITIONAL REFERENCE NUMBERS ON PAGE _____ OF DOCUMENT.

GRANTOR(S) (Last name, first name and initials):

1. Harold P Rader
- 2.
3. Elsiem Rader
- 4.

[] ADDITIONAL NAMES ON PAGE _____ OF DOCUMENT.

GRANTEE(S) (Last name, first name and initials):

1. Fox, Leland C
- 2.
3. Fox, Charlotte M
- 4.

[] ADDITIONAL NAMES ON PAGE _____ OF DOCUMENT.

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range):

W 1/2 NE 1/4 17-35-4

[] ADDITIONAL LEGAL(S) ON PAGE _____ OF DOCUMENT.

ASSESSOR'S PARCEL/TAX I.D. NUMBER:

P 36810

[] TAX PARCEL NUMBER(S) FOR ADDITIONAL LEGAL(S) ON PAGE _____ OF DOCUMENT.

Transamerica Title Insurance Co

THIS SPACE PROVIDED FOR RECORDER'S USE:



Filed for Record at Request of

Name.....

Address.....

City and State.....

167
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

T-42497

JAN 16 1976

Amount Paid \$ 450.00

Mel Halgren, Co. Treas.

By M. Sawyer Deputy

Statutory Warranty Deed

THE GRANTORS: HAROLD P. RADER and ELSIE M. RADER, husband and wife

for and in consideration of Forty-five Thousand and No/100-----(\$45,000.00)

in hand paid, conveys and warrants to LELAND C. FOX and CHARLOTTE M. FOX, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

That portion of the West 1/2 of the Northeast 1/4 of Section 17, Township 35 North, Range 4 East W.M., described as follows:

Beginning at a point 495 feet North of the Southwest corner of said subdivision; thence North to the South line of the Kelleher Road; thence Northeasterly along said South line to a point that is 313.5 feet East of the West line of the Northeast 1/4 of said Section 17; thence South to the right of way of Olympia Marsh ditch; thence Easterly along said ditch right of way to the East line of said West 1/2 of the Northeast 1/4; thence South to a point 495 feet North of the South line of said Northeast 1/4; thence West to the point of beginning, EXCEPT road and ditch rights of way.

ALSO, the West 693 feet of the Southeast 1/4 of the Northeast 1/4 and the South 703.89 feet of the West 123.75 feet of the East 627 feet of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 35 North, Range 4 East W.M., EXCEPT road and ditch rights of way.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated January 15, 1976, 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 Sales Tax was paid on this sale on _____, Rec. No. _____

Dated this 15th day of January, 1976

x *Harold P. Rader*

x *Elsie M. Rader*



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10/6/1999 Page 2 of 2 10:31:33AM

STATE OF WASHINGTON, }
County of Skagit } ss.

On this day personally appeared before me Harold P. Rader and Elsie M. Rader

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 seal this 16th day of January, 1976



Jerie H. Pickering
Notary Public in and for the State of Washington,
residing at Mount Vernon, Bow