



200206120234

Skagit County Auditor

6/12/2002 Page 1 of 4 3:58PM

4

RETURN TO:

LAW OFFICE
of

BRADFORD E. FURLONG, P.S.
825 CLEVELAND AVENUE
MOUNT VERNON, WASHINGTON 98273
(360) 336-6508

STATUTORY WARRANTY DEED
(PARTIAL FULFILLMENT)

THE GRANTORS, Gary W. Rovetto and Katy L. Rovetto, husband and wife, and Ronald B. Rovetto, a single man, for and in consideration of ten dollars (\$10) and other valuable consideration in hand paid, conveys and warrants to **GRANTEES**, W. Dave Coleburn and Denise Coleburn, husband and wife, that portion of Section 35, Township 35 North, Range 1 East, W.M. (containing 0.37 acres), situated in Skagit County, Washington, as legally described in Exhibit "A" attached hereto.

This deed is given in partial fulfillment of that certain real estate contract recorded under Skagit County Auditor's File No. 200111280132 between the parties hereto, dated November 23, 26 and 27, 2001 by the parties, 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 November 28, 2001, \$4,590.00, Rec. No. 44028,

*PARTIAL
Fulfillment*

Date: MARCH 1, 2002 SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Date: March 1, 2002

JUN 12 2002

[Signature]
GARY W. ROVETTO, Seller

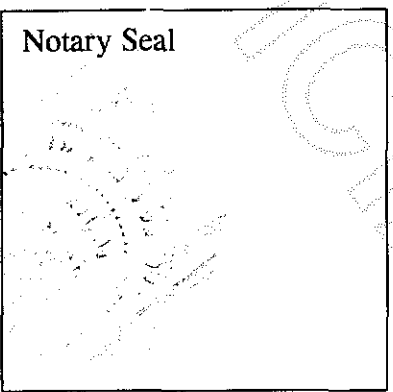
Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

[Signature]
KATY L. ROVETTO, Seller

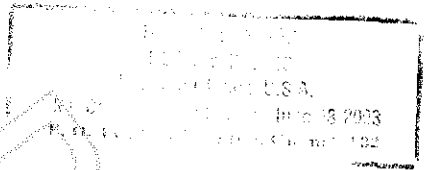
Island OF Guam, U.S.A.)
CITY OF HAGATNA) SS.
)

On this day personally appeared before me GARY W. ROVETTO to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 01st day of MARCH 2002.



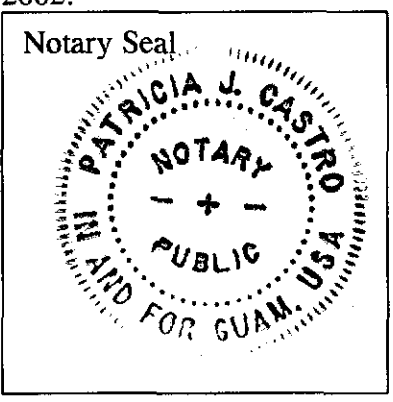
Gary W. Rovetto
Notary Public in and for _____
Residing at _____
Printed Name: _____



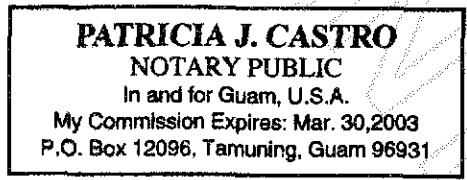
Guam, U.S.A.)
Dededo) SS.
)

On this day personally appeared before me KATY L. ROVETTO 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.

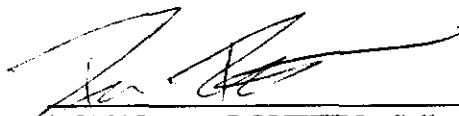
Given under my hand and official seal this 1st day of March 2002.



Patricia J. Castro
Notary Public in and for Guam, U.S.A.
Residing at 509 San Vitores Rd, Tamon, GU
Printed Name: Patricia J. Castro



Date: April 26 2002

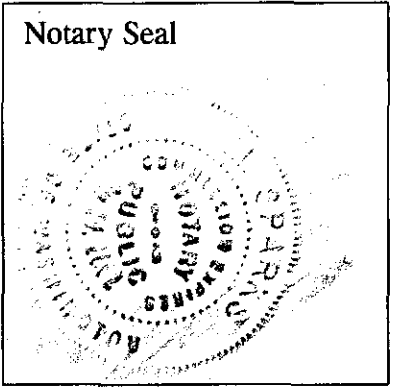


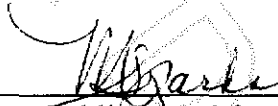
RONALD B. ROVETTO, Seller

State of Washington)
) SS.
County of Skagit)

On this day personally appeared before me RONALD B. ROVETTO, a single man, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 26th day of April 2002.





Notary Public in and for Washington
Residing at Arcata
Printed Name: M. Sparks

UNOFFICIAL DOCUMENT

A PORTION OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SAID NORTH ½;
THENCE NORTH 0°32'05" EAST A DISTANCE OF 174.58 FEET ALONG THE WEST LINE OF SAID NORTH ½; THENCE SOUTH 44°08'02" EAST A DISTANCE OF 141.68 FEET; THENCE ALONG A CURVE TO THE LEFT, CONCAVE TO THE NORTH, HAVING A RADIUS OF 238 FEET AND AN ARC LENGTH OF 190.77 FEET; THENCE NORTH 89°38'51" EAST ALONG THE SOUTH LINE OF SAID NORTH ½ A DISTANCE OF 271.57 FEET TO THE TRUE POINT OF BEGINNING;

SAID PARCEL ENCOMPASSING A TOTAL OF 0.37 ACRES.



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6/12/2002 Page 4 of 4 3:58PM