When Recorded Return to:

Elliott W Johnson Inc PS 711 S. First St Mount Vernon, WA 98273 200403040067 Skagit County Auditor

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3 9:51AM

## Warranty Deed

Grantor(s):

Donald Sanford

Grantee(s):

Barbara Sanford

Legal Description (abbreviated):

Ptn Lot 45 Snee-Oosh V4 Plats pg 50

[X] Additional legal description on page two

Assessor's Tax Parcel Number:

P69654 4016-000-045-0001

Reference:

n/a

## Warranty Deed

For and in consideration of love and affection, **Donald Sanford**, a married man whose wife is Barbara Sanford ("Grantor") conveys and warrants to **Barbara Sanford**, a married woman as her separate property ("Grantee") the following described real estate, situated in the County of Skagit, State of Washington:

Lot 45, Snee-Oosh, according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington, in volume 4 of Plats, page 50, EXCEPT the following described parts thereof:

Warranty Deed

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Elliott W. Johnson Inc. P.S. 711 South First Street Mount Vernon, WA 98273 (360) 336-6502 Fax 336-5616 Email Info@EWJLaw.com

- (a) Beginning at the Northeast corner of said Lot; thence West along the North line of said Lot 48.02 feet; thence South 42°28' East 71.64 feet to the point East line of said Lot which is 52.95 feet South of the Northeast corner of said Lot; thence North 52.95 feet to the point of beginning.
- (b) Beginning at the Northwest corner of said Lot; thence East on the North line of said Lot 34.23 feet; thence South 25°08' West 31.60 feet; thence North 67°27' West 22.56 feet to a point on the West line of said Lot which is 20 feet South of the Northwest corner of said Lot; thence North 20 feet to the point of beginning.

SUBJECT TO all encumbrances and defects of record.

Dated as of February	
Darlin Calle Darloy	SKAGIT COUNTY WASHINGTON Real Estate Excise Tax
Barbara Jane Sanford as attorney in fact for	7 /74
Donald Sanford	MAR 0 4 2004  Amount Paid \$ Skagit County Treasurer Deputy
State of Washington)	Ву:
) ss. County of Skagit )	

I certify that I know or have satisfactory evidence that Barbara Jane Sanford, by and through the power of attorney of Donald Sanford, appeared before me and acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 2/11/09

Notary Public

My appointment expires:

Declaration of Agent pursuant to RCW 11.94.040

Barbara Jane Sanford, hereby states:

Declaration of Agent

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- I am the attorney-in-fact ("Agent" herein) named as such under a power of attorney executed by **Donald Otis Sanford** dated August 30, 2003.
- 2. The principal, **Donald Otis Sanford**, is still alive and, to the best of my knowledge, at the time that this power of attorney was signed, he was competent to execute the document and was not under undue influence to sign the document.
- 3. All events necessary to make the power of attorney effective, have occurred.
- 4. I do not have actual knowledge of the revocation, termination, limitation, or modification of the power of attorney or of my authority. I do not have actual knowledge of the existence of other circumstances that would limit, modify, revoke or terminate the power of attorney or my authority to take the proposed action.
- 5. I am the spouse of the principal and the marriage between me and the principal has not been dissolved or declared invalid.
- 6. I am acting in good faith pursuant to the authority given to me under the power of attorney.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

	No. of the second			
Signed at: Mount Vernor	y Dra	Dated: _	2-11-64	
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Barbara Jane Sanford

Declaration of Agent

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