



200012180177

Skagit County Auditor

12/18/2000 Page 1 of 1 3:47:13PM

AFTER RECORDING MAIL TO:

Name JOSHUA W. FERGUSON, ANDREA N. FERGUSON
Address 735 CUMBERLAND STREET
City, State, Zip HAMILTON, WA 98255
B63584

Filed for Record at Request of First American Title of Skagit County

FIRST AMERICAN TITLE CO.

B63584-1

Statutory Warranty Deed

ORIGINAL

THE GRANTOR JOHN O. AHRNSBRAK TRUST (REVOCABLE), JOHN O. AHRNSBRAK, TRUSTEE** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to JOSHUA W. FERGUSON and ANDREA N. FERGUSON, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington:

**Said Trustee being the same Trustee on date of acquiring title.

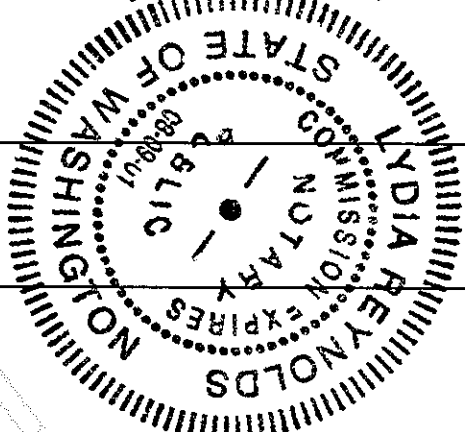
Lots 13, 14, 15 and 16, Block 24, "HAMILTON TOWNSITE COMPANY'S SECOND ADDITION TO THE TOWN OF HAMILTON, WASHINGTON", as per plat recorded in Volume 2 of Plats at page 60, in the records of Skagit County, State of Washington;

TOGETHER WITH the real property vacated by the Town of Hamilton Ordinance No. 193, a certified copy of which is recorded in Skagit County Auditor's No. 9510050041, legally described as follows: "The North 50 feet of Skagit Avenue abutting the South boundary of Lots 13-16, Block 24, Plat of "Hamilton Townsite Company's Second Addition to the Town of Hamilton, Washington", according to the Plat recorded in Volume 2 of Plats, page 60, records of Skagit County, Washington; EXCEPT any portion of Michigan Avenue and Cumberland Avenue; AND EXCEPT the public right-of-way 80 feet in width as measured perpendicular to the Northerly boundary of Block 15 of said Plat, abutting the Northerly boundary of said Block 15."

ABREVIATED LEGAL: Lot(s) 13 - 16, Block 24, of HAMILTON T.S. CO. 2ND ADD., Map Book 2, Map Page 60

Assessor's Property Tax Parcel Account Number(s): 4113-024-016-0008 R73732

Dated this 15th day of December, 2000.



JOHN O. AHRNSBRAK TRUST (REVOCABLE)

JOHN O. AHRNSBRAK, TRUSTEE

John O. Ahrnsbrak
Trustee

STATE OF WASHINGTON
COUNTY OF Skagit

} ss

I certify that I know or have satisfactory evidence that John O. Ahrnsbrak is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Trustee of THE JOHN O. AHRNSBRAK TRUST to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December 15th, 2000

Lydia Reynolds

38653
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

DEC 18 2000

Amount Paid \$ 1281.60
Skagit County Treasurer
By: *[Signature]* Deputy

Lydia Reynolds
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: August 9, 2001