



199909030097

Kathy Hill, Skagit County Auditor  
9/3/1999 Page 1 of 3 1:33:12PM

AFTER RECORDING MAIL TO:

Name PHILLIP F. HEDINGTON, COURTNEY A. HEDINGTON  
Address 7342 SUNNY LANE  
City, State, Zip SEDRO WOOLLEY, WA 98284  
B59980  
Filed for Record at Request of First American Title of Skagit County

FIRST AMERICAN TITLE CO.

59980-E

Statutory Warranty Deed

ORIGINAL

THE GRANTOR JESSE G. VRANA, as his separate estate and PATRICIA VRANA, his wife for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to PHILLIP F. HEDINGTON and COURTNEY A. HEDINGTON, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to:

Paragraphs A through H inclusive, Schedule B-1 of First American Title Insurance Company's Preliminary Commitment for Title Insurance No. 59980. 2nd half 1999 Taxes.

Together with: That certain 1978 Liberty, Mobile Home, 14X56, VIN#O9L13217

ABREVIATED LEGAL: Section 9, Township 35, Range 5; Ptn. SE - NE and NE - SE aka Tract 1, Short Plat #504-80

Assessor's Property Tax Parcel Account Number(s): 350509-4-001-0006 R38746, 350509-1-007-0113 R38722

Dated this 1<sup>st</sup> day of September, 1999.

\_\_\_\_\_  
Jesse G. Vrana by Patricia Vrana POA  
JESSE G. VRANA  
\_\_\_\_\_  
Patricia Vrana  
PATRICIA VRANA

31337  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

SEP 3 - 1999

Skagit  
By: LP

1461.15

STATE OF WASHINGTON, }  
County of } ss.

ACKNOWLEDGMENT - Attorney In Fact

On this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, before me personally appeared \_\_\_\_\_ to me known to be the individual who executed the foregoing instrument as Attorney in Fact for \_\_\_\_\_ and acknowledged that (he/she) signed the same as (his/her) free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.

\_\_\_\_\_  
Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_

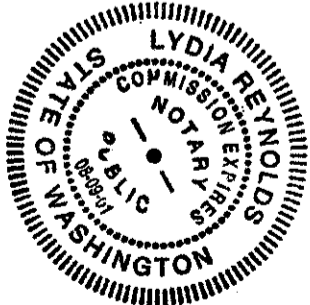
My appointment expires \_\_\_\_\_

STATE OF WASHINGTON, }  
County of Skagit } ss.

ACKNOWLEDGMENT - Self & Attorney in Fact

On this 1st day of September, 19 99, before me personally appeared Patricia Vrana to me known to be the individual described in and who executed the foregoing instrument for her self and as Attorney in Fact for Jesse G. Vrana and acknowledged that she signed and sealed the same as her free and voluntary act and deed for her self and also as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

GIVEN under my hand and official seal the day and year last above written.



Lydia Reynolds

*Lydia Reynolds*

\_\_\_\_\_  
Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_

Mount Vernon

My appointment expires 8/9/2001

This jurat is page \_\_\_\_\_ of \_\_\_\_\_ and is attached to \_\_\_\_\_ dated \_\_\_\_\_



199909030097

Kathy Hill, Skagit County Auditor

Exhibit "A"

Tract 1 of Skagit County Short Plat No. 504-80, approved December 12, 1980 and recorded December 15, 1980, as Auditor's File No. 801215005, in Book 5 of Short Plats, page 12, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 35 North, Range 5 East, W.M.

TOGETHER WITH that portion of said subdivision described as follows:

Beginning at the Northwest corner of said Southeast 1/4 of the Northeast 1/4; thence South 0 degrees 40'16" west along the Westerly limit of said subdivision, 217.30 feet to the true point of beginning; thence South 75 degrees 26'20" East, 419.18 feet; thence South 70 degrees 04'47" East, 972.82 feet to the Easterly limit of said subdivision; thence South 0 degrees 24'22" West along said Easterly limit, 127.24 feet; thence along a curve to the right, from which the radial point bears North 19 degrees 25'41" East, having a radius of 1463.30 feet, an arc distance of 12.57 feet; thence North 70 degrees 04'47" West, 1224.21 feet; thence along a curve to the left having a radius of 1799.44 feet, an arc distance of 165.25 feet to the Westerly limit of said subdivision; thence North 0 degrees 40'16" East along said Westerly limit, 93.66 feet to the true point of beginning; EXCEPT any portion lying East of the following described line:

Commencing at the East 1/4 of said Section 9; thence North 0 degrees 24'22" East, 787.69 feet along the East line of said Section 9 to the centerline of an existing County road; thence North 75 degrees 26'20" West, 685.18 feet along said centerline of County road to the true point of beginning of said line; thence South 1 degree 00'00" West, 162.84 feet to the South line of the above described property; said South line being the terminus of said line.

EXCEPT from all of the above described premises mineral rights reserved in Deed from Glacier Park Company recorded March 10, 1951 as Auditor's File No. 695886.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across Tract "A" of said Short Plat which is also delineated as Sunny Lane on the face of said Short Plat.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across those certain premises described on Exhibits "A" and "B" of Declaration of Mutual Easements recorded June 4, 1980, as Auditor's File No. 8006040001.



199909030097

Kathy Hill, Skagit County Auditor

9/3/1999 Page 3 of 3 1:33:12PM