

AFTER RECORDING MAIL TO:
Edwin R. Smith
8947 Fruitdale Road
Sedro-Woolley, WA 98284



200004270098
Kathy Hill, Skagit County Auditor
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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-92848-E

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): Bruce C. O'Brien, Erna O'Brien
Grantee(s): Edwin R. Smith, Heather L. Smith
Abbreviated Legal: Ptn. SE 1/4 of SE 1/4 18-35-5 EWM
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 350518-0-041-0005/P39333

THE GRANTOR BRUCE C. O'BRIEN and ERNA O'BRIEN, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to EDWIN R. SMITH and HEATHER L. SMITH, husband and
wife
the following described real estate, situated in the County of Skagit, State of Washington:
See Attached Exhibit A

35005
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

APR 27 2000

See Attached Exhibit B
Dated this 21st day of April, 2000

By *Bruce C. O'Brien*
Bruce C. O'Brien

By *[Signature]*
Amount Paid \$ 1782.45
Skagit Co. Treasurer
Deputy

By *Erna O'Brien*
Erna O'Brien

By _____

STATE OF WASHINGTON
County of SKAGIT

SS:

I certify that I know or have satisfactory evidence that BRUCE C. O'BRIEN and ERNA O'BRIEN is the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: APRIL 24, 2000

Candace M. Taylor
Candace M. Taylor
Notary Public in and for the State of WASHINGTON
Residing at MOUNT VERNON
My appointment expires: 1/01/2001

Exhibit A

DESCRIPTION:

That portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 35 North, Range 5 East, W.M., being more particularly described as follows:

Beginning at the Southwest corner of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18 (said Southwest corner being further described as being South $89^{\circ}58'30''$ West 1,311.78 feet and North $1^{\circ}57'55''$ West 2,650.93 feet from the existing monument at the East $\frac{1}{4}$ corner of Section 19, said Township 35 North, Range 5 East, W.M., as measured along the south and West lines of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of said Section 19);
thence North $88^{\circ}93'30''$ East along the South line of said Section 18 for a distance of 20.00 feet to an intersection with the East margin of the County road;
thence North $1^{\circ}42'48''$ West along said East margin for a distance of 247.41 feet to the true point of beginning;
thence continuing North $1^{\circ}42'48''$ West along said East margin for a distance of 75.00 feet to a point which is South $1^{\circ}42'48''$ East 172.00 feet from the Southerly margin of the Burlington Northern Railway right of way;
thence North $88^{\circ}17'12''$ East for a distance of 140.00 feet;
thence South $1^{\circ}42'48''$ East parallel with said East margin for a distance of 75.00 feet;
thence South $88^{\circ}17'12''$ West for a distance of 140.00 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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Exhibit B

SUBJECT TO: Easement recorded June 16, 1945, under Auditor's File No. 381142 in Volume 201 of Deeds, page 536.

UNOFFICIAL DOCUMENT



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