



200311180076

Skagit County Auditor

11/18/2003 Page 1 of 3 11:37AM

Moe Birnbaum, Attorney
11416 Canyon Road East
Puyallup, WA 98373

FIRST AMERICAN TITLE CO.

76013

STATUTORY WARRANTY DEED

The Grantor, Green Tree Servicing LLC fka Conseco Finance Servicing Corporation for and in consideration of **TEN DOLLARS AND OTHER VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to Don Tucker and Pilar Tucker, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

That portion of the South 1/3, as measured along the West line thereof, of the North Half of the Southeast Quarter of the Northwest Quarter of Section 30, Township 35 North, Range 6 East, W.M., lying Westerly of the centerline of that certain road easement as described in Declaration of Easement recorded May 19, 1970, under Auditor's File No. 739124; TOGETHER WITH a non-exclusive easement 60 feet in width for ingress, egress and utilities as more fully set forth under those certain Declaration of Easements as recorded April 29, 1970 and May 19, 1970 under Auditor's File No. 738432 and 739124, records of Skagit County, Washington.

Tax Parcel Number 3506302002001 P42084

SUBJECT TO those matters set forth on Exhibit "A" attached hereto and fully incorporated herein.

Dated this 10 day of NOVEMBER 2003.

Green Tree Servicing LLC
Fka Conseco Finance Servicing Corp.

By: Masha Blauwan
~~Managing Member~~
ASST VICE PRESIDENT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
5944
NOV 18 2003
382.50
Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Present and future owners
Recorded: April 29, 1970 and May 19, 1970
Auditor's No.: 738432 and 739124
Purpose: Ingress, egress and installation of utilities
Area Affected: Easterly 30 feet of the property herein described
and other property

B. PROVISION IN INSTRUMENT:

From: Willard M. Hendrickson
Recorded: May 12, 1972
Auditor's No.: 768213
As Follows:

"...Sellers shall not be responsible in matters of maintenance and upkeep of said easement roadway, the same shall be the responsibility of purchaser based upon his need and use of same."

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: May 30, 2002
Auditor's No.: 200205300251

Exhibit "A"



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