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200406290104  
Skagit County Auditor

6/29/2004 Page 1 of 3 11:40AM

RETURN TO:

FIRST AMERICAN TITLE CO.  
BB1514-E

**LAW OFFICE**  
of

BRADFORD E. FURLONG, P.S.  
825 CLEVELAND AVENUE  
MOUNT VERNON, WASHINGTON 98273  
(360) 336-6508

Document Title: Statutory Warranty Deed

Reference number of documents assigned or released: N/A AF#200303240308

Grantor: Marybeth Hecht, a single person

Grantee: Don Green, a single person

Partial Legal Description: (Full legal on face of deed.)

ptn of <sup>SE</sup>SW ¼ of NW ¼ of 15-35-5 E. W.M.

Assessor's Parcel/Tax I.D. Number: 350515-2-005-0010/P39106

UNOFFICIAL DOCUMENT

## STATUTORY WARRANTY DEED

The **GRANTOR, MARYBETH HECHT**, a single person, for and in the consideration of Ten Dollars (\$10) and other valuable consideration in hand paid, conveys and warrants to **GRANTEE, DON GREEN**, a single person, the following described real estate, situated in the county of Skagit, state of Washington:

That portion of the Southeast Quarter of the Northwest Quarter of Section 15, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at a point on the Southerly line of the county road known as Minkler Road, 330 feet West of the West line of said Southeast Quarter of the Northwest Quarter (measured at right angles thereto):

Thence Easterly, along said county road, a distance of 919 feet to the true point of beginning;

Thence South 500 feet, more or less, to a point 20 feet North of the Northerly line of the Great Northern Railway Company right of way;

Thence Easterly, parallel with said right of way, a distance of 208 feet;

Thence South 20 feet of said right of way;

Thence Easterly, along said right of way, to the East line of the Southeast Quarter of the Northwest Quarter;

Thence North, along said East line, to the South line of said county road;

Thence Westerly 770 feet, more or less, along said county road, to the true point of beginning.

EXCEPT the Westerly 350 feet thereof as conveyed to Skagit County by Deed recorded May 3, 1984, under Auditor's File No. 8405030012, records of Skagit County, Washington;

TOGETHER WITH, that portion of said county road vacated by instrument recorded September 9, 1986, under Auditor's File No. 8609090011, records of Skagit County, Washington; and

SUBJECT TO: Reservation of coal deposit rights contained in that deed recorded in Volume 140, page 261, records of Skagit County; and that survey recorded on August 4, 1994 under Skagit County Auditor's File No. 9408040037.

Situate in Skagit County, Washington.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated March 24 2003, and conditioned for the conveyance of the above described property,



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