

When Recorded Return to:
BEN KLEIN
PAMELA KLEIN
21727 Swan Road
Mt. Vernon WA 98273



200410190092
Skagit County Auditor

10/19/2004 Page 1 of 2 3:24PM

Chicago Title Company - Island Division
Order No: BE9400 MAM

IC 32A00 ✓

STATUTORY WARRANTY DEED

THE GRANTORS, **HAROLD BREEDEN** and **JENNIFER BREEDEN**, husband and wife

for and in consideration of Three Hundred Six Thousand Seven Hundred Sixty-Six and 39/100...(\$306,766.39) Dollars in hand paid, conveys and warrants to

BEN KLEIN and **PAMELA KLEIN**, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

P24437

PARCEL A:

That portion of the East 20 rods (330 feet) of the Southwest Quarter of the Southeast Quarter lying South of Nookachamps Creek, in Section 3, Township 34 North, Range 4 East Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the East 20 rods (330 feet) of the Northwest Quarter of the Northeast Quarter lying North of the Clear Lake-Mount Vernon Road in Section 10, Township 34 North, Range 4 East Willamette Meridian;

EXCEPT that portion of said premises described as follows:

Beginning at the Southwest corner of that portion of the East 330 feet of said Northwest Quarter of the Northeast Quarter of said Section 10, lying Northerly of the County Road; Thence North 151 feet along the West line of said East 330 feet on which there is an Established fence line (as fence line existed on July 27, 1959); Thence East 330 feet to the East line of said Northwest Quarter of the Northeast Quarter; Thence South 263.8 feet, more or less, to the Northerly line of the County Road; Thence Westerly along said Northerly line to the point of beginning;

EXCEPT the West 16 feet thereof.

Situated in Skagit County, Washington.

PARCEL C:

That portion of the Northwest Quarter of the Northeast Quarter of Section 10, Township 34 North, Range 4 East Willamette Meridian, described as follows:

Beginning at the Southwest corner of that portion of the East 330 feet of said Northwest Quarter of the Northeast Quarter, lying Northerly of the County Road; Thence North 151 feet along the West line of said East 330 feet on which there is an established fence line (as said fence line existed on July 27, 1959); Thence East 330 feet to the East line of said Northwest Quarter of the Northeast Quarter; Thence South 263.8 feet, more or less, to the Northerly line of the County Road; Thence Westerly along said Northerly line to the point of beginning;

EXCEPT the West 16 feet thereof.

Situated in Skagit County, Washington.

Tax Account No. : 340410-1-003-0009 P24437 and 340410-0-005-0009 P24429 and 340403-4-004-0001 P23475

Subject to: Restrictions, reservations and easements of record.

Dated: October 15, 2004

Harold Breeden 10-18-04
HAROLD BREEDEN Date

Jennifer Breeden 10-18-04
JENNIFER BREEDEN Date

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that HAROLD BREEDEN and JENNIFER BREEDEN are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: October 18, 2004

Mary Anne Meyer
Mary Anne Meyer
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: March 5, 2005



5066
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 19 2004

Amount Paid \$ 5460.44
Skagit Co. Treasurer
By [Signature] Deputy

