



200507070129
Skagit County Auditor

7/7/2005 Page 1 of 2 3:45PM

When Recorded Return To:

JOEL C HYLBACK
TAMI G HYLBACK
P.O. BOX 3249
ARLINGTON, WA 98223

116
Escrow No. 20050948L

116874-P
LAND TITLE OF SKAGIT COUNTY LPB-10

STATUTORY WARRANTY DEED

Reference Numbers of related documents: on page of document
Grantor(s): **NORM COKER and MARY COKER** Additional Names on page of document
Grantee(s): **JOEL C HYLBACK and TAMI G HYLBACK** Additional Names on page of document
Legal Description (abbreviated): **PTN SE 1/4 OF 20-33-4 E W.M. AKA TR. A, SP 99-016** Full legal on page of document
Assessor's Property Tax Parcel Account Number(s): **330420 4 006 0009**

THE GRANTOR NORM COKER and MARY COKER, HUSBAND AND WIFE

for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to **JOEL C HYLBACK and TAMI G HYLBACK, HUSBAND AND WIFE**

the following described real estate, situated in the County of ~~Snohomish~~ **SKAGIT**, State of Washington:

LOT "A" OF SHORT PLAT NO. 99-0016 APPROVED OCTOBER 28, 1999, RECORDED OCTOBER 28, 1999 AS AUDITOR'S FILE NO. 199910280103, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF LOT 3 OF SHORT PLAT NO. 93 011 IN THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS SNOWDEN LAND AS SHOWN ON THE FACE OF SAID SHORT PLAT NO. 93-011.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER UNDER AND ACROSS THAT PORTION OF LOTS 1 AND 4 OF SAID SHORT PLAT NO. 93-011, LYING WESTERLY OF THE WESTERLY LINE OF FRANKILIN ROAD AS SHOWN ON THE FACE OF THE SHORT PLAT NO. 93-011.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS A STRIP OF LAND 50 FEET WIDE, BEING 25 FEET WIDE ON EACH SIDE OF THE CENTERLINE OF THE RAILROAD OF THE ENGLISH LUMBER COMPANY AS THE SAME HAS HERETOFORE BEEN SURVEYED STAKED OUT AND ESTABLISHED UPON, OVER AND ACROSS THE SOUTH 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF CEDARDALE ROAD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's Property Tax Parcel Account Number(s): **330420 4 006 0009**

Subject to:

Easements, Restrictions, Reservations, Covenants and Conditions as provided for by Land Title Company of Skagit County, their commitment number being **116874-PE**.
Dated this **Twenty-Ninth** day of **June, 2005**

Norm Coker # 3578 *Mary Coker*
NORM COKER MARY COKER
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 07 2005

Amount Paid \$ 11,397.00
By *[Signature]* Skagit Co. Treasurer Deputy

State of Washington
County of Snohomish

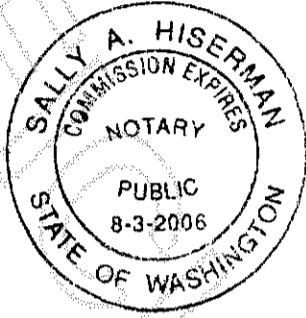
} ss

I certify that I know or have satisfactory evidence that NORM COKER, and MARY COKER is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 6/30/05

Sally A. Hiserman

Notary Public in and for the State of WA,
residing at Scott 832006
My appointment expires: 8-3-2006



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Skagit County Auditor