



200704130133
Skagit County Auditor

4/13/2007 Page 1 of 4 1:51PM

AFTER RECORDING MAIL TO:

Curtis Groves and Christine Groves
2882 Blue Mountain Road
Sedro Wooley, WA 98284

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorder use only
FIRST AMERICAN TITLE CO.

91279

STATUTORY WARRANTY DEED

File No: **4204-1022924 (DJS)**

Date: **April 10, 2007**

Grantor(s): **Green Tree Servicing, LLC, a Limited Liability Company**

Grantee(s): **Curtis Groves and Christine Groves**

Abbreviated Legal: **Section 18, Township 35, Range 5; Ptn. SE SW**

Additional Legal on page:

Assessor's Tax Parcel No(s): **360518-3-002-0500**, P51002

P51009

P51001

THE GRANTOR(S) Green Tree Servicing, LLC, a Limited Liability Company for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Curtis Groves and Christine Groves, husband and wife**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

The land referred to in this report/policy is situated in the State of Washington , County of Skagit, and is describe as follows;

Parcel "A":

The North 1/2 of the South 2/3 of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 36 North, Range 5 East, W.L, lying West of the center line of the Bonneville Power Administration Power Line Road which center line is more particularly described as follows:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1708

APR 13 2007

1589.00

Amount Paid \$ -
Skagit Co. Treasurer
By Deputy

Beginning at a point of the East line of said Southwest 1/4 of Section 18, which point bears North 0°31'27" East a distance of 1,508.51 feet from the Southeast corner of said Southwest 1/4, which point is in the center line of the Thompson's Gulch; thence South 62°59'21" West along the center line Thompson's Gulch, a distance of 75.39 feet; thence North 87°29'31" West 191.02 feet; thence North 70°43'40" West 307.83 feet, more or less, to an intersection of said center line of Thompson's Gulch and the center line of the Bonneville Power Administration Power Line Road; then South 03'30" West along said power line road a distance of 68 feet; thence continuing along the center of said Power Line Road, South 04°45' West 200 feet; South 01° West 100 feet; South 08°15' West 200 feet; South 15°45' West 200 feet; South 03°30' East 100 feet; South 23° East 120 feet; South 29°45' West 100 feet and South 10° West along said center line and said center line produced to the South line of said Southwest 1/4 of Section 18; EXCEPT that portion of said premises lying West of line beginning 1135 feet East of the Southwest corner of said Section 18, and running thence North to the North line of the Southeast 1/4 of Southwest 1/4, said Section 18, the terminal point of said line;

ALSO EXCEPT that portion lying North of a line more particularly described as follows:

Beginning at the Southwest corner of Section 18, Township 36 North Range 5 East, W.M.; thence South 89°36'30" East along the South line of said Section, 1137.25 feet to the intersection of said Section line and the Southerly projection of the West line Lot 1 of Skagit County Short Plat No. 130-79, recorded in Volume 4 of Short Plats, page 72, under Auditor's File No. 8004250001; thence North 3°53'52" West along the West line of said Short Plat and the West line of the Hays Survey recorded in Volume 2 of Surveys, page 202, under Auditor's File No. 7911010005, 865.9 feet to an existing fence corner and the point of beginning of this description; thence South 87°12'57" East, a distance of 677 feet, more or less, to an existing fence corner and extended on center line of the Bonneville Power Administration Road, and the terminal point of this description.

Parcel "B"

That portion of the South 1/3 of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 36 North, Range 5 East, W.M. lying West of the center line of the Bonneville Power Administration Power Line Road and lying North of that certain line Particularly described as follows:

Beginning at the Southwest corner of Section 18, Township 36 North, Range 5 East, W.M.; lying West of the center line of the Bonneville Power Administration Power Line Road and lying North of that certain line particularly described as follows:



Beginning at the Southwest corner of Section 18, Township 36 North, Range 5 East, W.M.; thence South 89°36'30" East along the South line of said Section, 1,137.25 feet to the intersection of said Section line and the Southerly projection of the West line of Lot 1 of Skagit County Short Plat No. 130-79, recorded in Volume 4 Short Plats, page 72, under Auditor's File No. 8004250001; thence North 3°53'52" West along the West line of said Short Plat, 405.31 feet to an existing fence corner and the point of beginning of this description; thence South 87°25'22" East along said fence line, 646 feet, more or less, to the existing power line road and the terminal point of this description.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.



