

AFTER RECORDING MAIL TO:

Jon Nielsen and Michelle Nielsen  
4825 Beaver Pond Drive South  
Mount Vernon, WA 98274



201212260201  
Skagit County Auditor

12/26/2012 Page 1 of 3 4:00PM

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

*Space above this line for Recorders use only*

GUARDIAN NORTHWEST TITLE CO.

103660-1

### STATUTORY WARRANTY DEED

File No: **4221-1989342 (TRS)**

Date: **December 19, 2012**

Grantor(s): **Joel Hylback and Tami Hylback**

Grantee(s): **Jon Nielsen and Michelle Nielsen**

Abbreviated Legal:

Additional Legal on page:

Assessor's Tax Parcel No(s): **330420-4-006-0009 (P17021)**

**THE GRANTOR(S) Joel Hylback and Tami Hylback, husband and wife** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Jon Nielsen and Michelle Nielsen, husband and wife**, the following described real estate, situated in the County of **SKAGIT**, State of **Washington**.

**LEGAL DESCRIPTION:** Real property in the County of SKAGIT, State of Washington, described as follows:

**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 Lane 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**

**Franklin 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**



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(P17021)

Statutory Warranty Deed  
- continued

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STATE OF Washington )  
 )-ss  
COUNTY OF )

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

Dated: 12/20/12

[Signature]  
Tara Sydow

Notary Public in and for the State of Washington  
Residing at: Marysville  
My appointment expires: 12/24/13



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