



200706200125  
Skagit County Auditor

6/20/2007 Page 1 of 2 11:37AM

WHEN RECORDED RETURN TO:

Name: Melvin D. Hilts  
Address: 59718 SR 20  
Marblemount, WA 98267

Escrow Number: 32093TA  
Filed for Record at Request of: *Stewart Title*

FIRST AMERICAN TITLE CO.

*91655-1*

STATUTORY WARRANTY DEED

THE GRANTOR(S), David J. Herrera and Michelle J. Hererra, husband and wife for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to Melvin D. Hilts and Wendy S. Hilts, husband and wife the following described real estate, situated in the County of Snohomish, State of Washington:

SEE ATTACHED EXHIBIT A

*Sec. 12, TWP. 35, Rng. 10; Ptn. Gov. Lot 1 and Sec. 13, TWP. 35, Rng. 10; Ptn. Gov. Lot 1*  
Abbreviated Legal: (Required if full legal not inserted above.) , Snohomish County, Washington

SUBJECT TO: Subject to easements, restrictions, reservations, right of way, covenants, conditions and/or other matters listed in commitment number 91655 issued by First American Title Company of Skagit County.

*P45100 & P45101 & P45244*  
Tax Parcel Number(s): 351012-0-004-0009 & 351012-0-005-0008 & 351013-0-044-0018

Dated: June 19, 2007

David J. Herrera

*Michelle J. Hererra*  
Michelle J. Hererra

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*2888*

JUN 20 2007

STATE OF Washington

ss.

COUNTY OF Snohomish

Amount Paid \$ *2906.40*  
Skagit Co. Treasurer  
By *man* Deputy

I certify that I know or have satisfactory evidence that David J. Herrera and Michelle J. Hererra 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 mentioned in this instrument.

Dated: June 19, 2007



*Tawnie C. Abbott*  
Notary name printed or typed: *Tawnie C. Abbott*  
Notary Public in and for the State of Washington  
Residing at *Marysville*  
My appointment expires: *11-7-09*

**Legal description**

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

Parcel "A":

The West 90 feet of the East 365 feet of that part of Government Lot 1, Section 12, Township 35 North, Range 10 East, W.M., lying South of State Highway No. 20, as said highway existed on October 17, 1967.

Parcel "B":

That portion of Government Lot 1, Section 13, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at a point on the South line of Government Lot 1, Section 12, Township 35 North, Range 10 East, W.M., 275 feet of its Southeast corner; thence continue West on the South line of said Government Lot 1, 90 feet; thence South to the Skagit River; thence East along the bank of the Skagit River to a point South of the point of beginning; thence North to the point of beginning.

Parcel "C":

The West 85 feet of the East 270 feet of that portion of Government Lot 1, Section 12, Township 35 North, Range 10 East, W.M., lying South of the State Highway.

Parcel "D":

That portion of Government Lot 1 of Section 13, Township 35 North, Range 10 East, W.M., lying Westerly of the following described line:

Beginning at a point on the South line of Government Lot 1, Section 12, Township 35 North, Range 10 East, W.M., 185 feet West of its Southeast corner; thence South to the Skagit River and terminal point of said line.

EXCEPTING from said Parcel "D", that portion thereof lying within the boundaries of Parcel "B" above.



200706200125

Skagit County Auditor