

**When recorded return to:**

Vesna Grubic  
168 N. Clark Drive #3  
Beverly Hills, CA 90211



201109260052  
Skagit County Auditor

9/26/2011 Page 1 of 4 1:51PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

1616 Cornwall Avenue, Suite 115  
Bellingham, WA 98225

Escrow No.: 245340059

CHICAGO TITLE  
620013391

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Melvin D. Hilts and Wendy S. Hilts, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Vesna Grubic, as her sole and separate property

the following described real estate, situated in the County of ~~Whatcom~~ <sup>Skagit</sup>, State of Washington:

See Exhibit "A" attached hereto.

Abbreviated Legal: PTN SE 12-35-10 and PTN NE 13-35-10

Tax Parcel Number(s): P45100/P45101/P<sup>45</sup>~~42~~244

Subject to:

Exhibit "B" attached hereto.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20112869  
SEP 26 2011

Amount Paid \$ 1340.00  
Skagit Co. Treasurer  
By *nm* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: September 20, 2011

*Melvin D. Hilts*

Melvin D. Hilts

*Wendy S. Hilts*

Wendy S. Hilts

State of WA

County of Snohomish

I certify that I know or have satisfactory evidence that Melvin D. Hilts and Wendy S. Hilts 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: 9.22.11

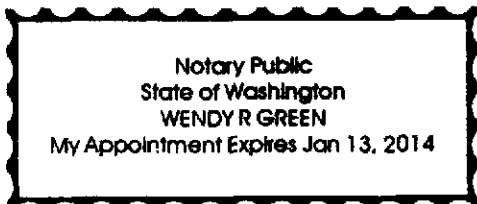
*Wendy R Green*

Name: Wendy R Green

Notary Public in and for the State of WA

Residing at: Everett

My appointment expires: JAN 13 2014



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**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P45100, P45101 and P45244**

**For Tax Map ID(s): 351012-0-004-0009, 351012-0-005-0008 and 351013-0-044-0018**

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**PARCEL A:**

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

Situated in Skagit County, Washington.

**PARCEL B:**

The West 85 feet of the East 270 feet of that portion of Government Lot 1, Section 12, Township 35 North, Range 10 East of the Willamette Meridian, lying South of State Highway No. 20, as said highway existed on October 17, 1967.

Situated in Skagit County, Washington.

**PARCEL C:**

That portion of Government Lot 1, Section 13, Township 35 North, Range 10 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of Government Lot 1, Section 12, Township 35 North, Range 10 East of the Willamette Meridian, 275 feet West 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.

Situated in Skagit County, Washington.

**PARCEL D:**

That portion of Government Lot 1, Section 13, Township 35 North, Range 10 East of the Willamette Meridian, 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 of the Willamette Meridian, 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 C above.

Situated in Skagit County, Washington.



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Exhibit "B"

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington  
Recorded: March 18, 1940  
Auditor's No.: 322981, records of Skagit County, Washington  
Executed By: The United States of America

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 25, 1991  
Auditor's No(s): 9109250040, records of Skagit County, Washington  
In favor of: Robert C. Schweitzer, et ux  
For: Road purposes  
Affects: Parcel B

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 23, 2008  
Recording No.: 200807230072  
Matters shown: shed

There is a five (5) foot gap between Parcels A and B. This gap is specifically excluded from the description of the Land as described in Paragraph 5 of Schedule A and no coverage is provided for any claim or controversy arising from said gap.



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