



Philadelphia, Pennsylvania

FILED FOR RECORD AT REQUEST OF

Island Title SA-7875

500

THIS SPACE PROVIDED FOR RECORDER'S USE:

JERRY MCINTURE
SKAGIT COUNTY RECORDER

MAY 25 3:41

RECORDED
REQUEST OF

8905250070

WHEN RECORDED RETURN TO

Name Baxter A. Sims

Address 375 South West Camano Drive

City, State, Zip Camano Island, Washington 98292

Statutory Warranty Deed

THE GRANTORS, Lorne A. Tognotti and Kathleen D. Tognotti, husband and wife

for and in consideration of Seventy Four Thousand Five Hundred and no/100--- (\$74,500.00) Dollars

in hand paid, conveys and warrants to Baxter A. Sims and Beverley Sims, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lots 15 and 16, Block 42, PLAT OF THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington; EXCEPT therefrom that 40 foot strip conveyed to Skagit County for road purposes by deed recorded July 14, 1941, under Auditor's File No. 341750, records of Skagit County, Washington; TOGETHER WITH that portion of vacated Lakeside Boulevard adjoining the Southwesterly end of said lots as would attach by operation of law.

SUBJECT TO: (1) Easement, including the terms covenants, and provisions thereof as contained in instrument recorded under Skagit County Auditor's File No. 895637. (2) Any question that may arise due to shifting or changing of the line of high water of Big Lake or due to said lake having shifted or changed its line of high water. (3) Any prohibition or limitation on the use, occupancy or improvement of the land resulting from the right of the public or riparian owners to use any waters which may cover the land or use any portion of the land which in now or may formerly have been covered by water.

2119
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAY 25 1989

Amount Paid \$ 99830
By: Skagit County Treasurer
Deputy

Dated May 16, 1989

Lorne A. Tognotti
Kathleen D. Tognotti

STATE OF WASHINGTON }
COUNTY OF Snohomish } ss.

I certify that I know or have satisfactory evidence that Lorne A. Tognotti and Kathleen D. Tognotti, who (NAME OF PERSON) personally signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

May 22, 1989

Notary Public Signature of Notary Public

Notary Public in and for the State of Washington, residing at Everett

June 12, 1991
My appointment expires

FORM 3159 (Washington)

STATE OF WASHINGTON }
COUNTY OF } ss.

I certify that I know or have satisfactory evidence that appeared before me & (NAME OF PERSON) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the

(TYPE OF AUTHORITY, E.G., OFFICER, TRUSTEE, ETC.)

of (NAME OF PARTY ON BEHALF OF WHOM INSTRUMENT WAS EXECUTED) to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated

Signature of Notary Public

Title

My appointment expires

(SEAL OR STAMP)

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