

199908090113

AFTER RECORDING MAIL TO:

Lawrence E. Thomas
15211 Gibralter
Anacortes, WA 98221

Kathy Hill, Skagit County Auditor
8/9/1999 Page 1 of 3 3:35:46PM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: PA-90484-E

LAND TITLE COMPANY OF SKAGIT COUNTY Statutory Warranty Deed

Grantor(s): Robert D. Munro, Elna M. Munro
Grantee(s): Lawrence E. Thomas, Margaret J. Thomas
Abbreviated Legal: Lot 9 & E, "KINCAID ADDITION"
Additional legal(s) on page: n/a
Assessor's Tax Parcel Number(s): P73382 4104-000-009-0008

THE GRANTOR ROBERT D. MUNRO and ELNA M. MUNRO, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION **
in hand paid, conveys and warrants to LAWRENCE E. THOMAS and MARGARET J. THOMAS,
husband and wife

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

**AS PART OF AN IRC 1031 TAX DEFERRED EXCHANGE

See Attached Exhibit A

30854
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

See Attached Exhibit B

AUG 09 1999

Dated this 22nd day of July, 1999

By Robert D. Munro
Robert D. Munro

Amount Paid \$1,338.75
Skagit Co. Treasurer
By 108 Deputy

By Elna M. Munro
Elna M. Munro

by Robert D. Munro her attorney in fact

STATE OF Washington }
County of Skagit } SS:

On this 5 day of August, 2000 before me personally appeared Robert D. Munro, to me known to be the individual described in and who executed the foregoing instrument for himself and as Attorney in Fact for Elna M. Munro and acknowledged that he signed and sealed the same as his free and voluntary act and deed for himself and also as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)



Lisa J. Richards
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: July 9, 2000

Exhibit A

Tracts 9 and "E" of "KINCAID ADDITION, FIDALGO CITY", as per plat recorded in Volume 7 of Plats, page 21, records of Skagit County, Washington.

TOGETHER WITH, a non-exclusive easement for beach rights and ingress and egress thereto as granted and conveyed by Warren Kincaid, et ux, by instrument dated October 21, 1955 and recorded October 25, 1955 as Auditor's File No. 526227 in Volume 274 of Deeds, page 285, EXCEPT that portion thereof, if any, of the West 27 feet of Lots 14 to 22, inclusive, described in said easement that may lie beyond the line of ordinary high tide, of the meander line, whichever is furthest out, and also EXCEPT any portion of the East 48 feet of vacated Washington Street described in said easement which may lie beyond the line of mean low tide.

Situate in the County of Skagit, State of Washington.

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Exhibit B

SUBJECT TO: Protective covenants and/or easements recorded February 28, 1961, under Auditor's File No. 604685; Restriction contained in the instrument conveying the easement portion set forth in the caption providing that the beach shall be used for pleasure purposes and to locate and moor boats and shall not be used for commercial purposes; Right reserved on the face of the Plat in favor of the Lot owners in said plat to use Tract E as a source of water; Provision contained in deed through which title to Tract E is claimed, recorded September 30, 1965 as Auditor's File No. 672437; The effect, if any, of a Survey of said premises recorded May 19, 1998, under Auditor's File No. 9805190047.

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8/9/1999 Page 3 of 3 3:35:46PM