



200107240070

, Skagit County Auditor

7/24/2001 Page 1 of 2 12:07:49PM

AFTER RECORDING MAIL TO:

Name **ROBBYN NICOLSON**,
Address **109 WIDNOR DR**
City, State, Zip **MT VERNON, WA 98273**
00065780

Filed for Record at Request of First American Title of Skagit County

Statutory Warranty Deed**65780E-1**
FIRST AMERICAN TITLE CO.

THE GRANTOR JAMES N. SCOTT and MARY S. SCOTT, HUSBAND AND WIFE for and in consideration of **Ten Dollars and other valuable consideration** in hand paid, conveys and warrants to **ROBBYN NICOLSON, A SINGLE PERSON** the following described real estate, situated in the County of **SKAGIT**, State of Washington:

LOTS 43 and 44, PLAT OF WIDNOR DRIVE

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO EASEMENT, RESTRICTIONS AND RESERVATIONS AS IN SCHEDULE "B-1" OF FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY ORDER #65780

#42038
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JUL 24 2001

Amount Paid \$ **2,349.00**
Skagit Co. Treasurer
By **[Signature]** Deputy

Assessor's Property Tax Parcel Account Number(s): 3771-000-044-0009 R54923

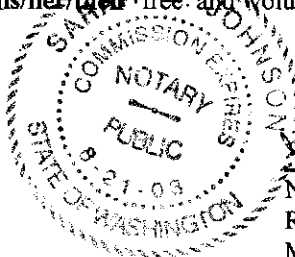
Dated JULY 16, 2001

JAMES N. SCOTT**MARY S. SCOTT**

STATE OF WASHINGTON
COUNTY OF **Skagit**

} ss

I certify that I know or have satisfactory evidence that **JAMES N. SCOTT and MARY S. SCOTT** are the persons who appeared before me, and ~~said~~ persons 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: **7-24-01**

Notary Public in and for the State of Washington
Residing at **CL- 8/11/03**
My appointment expires:

Exhibit A

Lots 43 and 44, "PLAT OF WIDNOR DRIVE", as per plat recorded in Volume 9 of Plats, page 104, records of Skagit County, Washington;

EXCEPT those portions of said Lots 43 and 44 described as follows:

Commencing at the Northeast corner of said Lot 44, "PLAT OF WIDNOR DRIVE"; thence South 1 degree 02'50" West 41.50 feet along the East line of said Lot 44 to the true point of beginning; thence continue South 1 degree 02'50" West 91.50 feet along the East line of Lots 44 and 43, to the Southeast corner of said Lot 43; thence North 88 degrees 13'06" West 103.76 feet along the South line of said Lot 43 to the Southwesterly corner thereof; thence North 1 degree 02'50" East 21.00 feet along the Westerly line of said Lot 43; thence South 88 degrees 13'06" East 83.76 feet parallel with said South line of Lot 43; thence North 1 degree 02'50" East 70.50 feet parallel with the East line of said Lots 43 and 44 to a point bearing North 88 degrees 13'06" West from the true point of beginning; thence South 88 degrees 13'06" East 20.00 feet parallel with the South line of said Lot 43 to the true point of beginning;

(Also known as Parcel "A" of Survey approved by City of Mount Vernon, January 18, 2001, and recorded January 31, 2001 under Auditor's File No. 200101310082.)

TOGETHER WITH AND SUBJECT TO a non-exclusive mutually beneficial easement for ingress, egress, utilities, landscaping, fencing, and personal enjoyment over, under and across those portions of Lots 42 - 44, said "PLAT OF WIDNOR DRIVE" as delineated on the face of that certain City of Mount Vernon Boundary Line Adjustment Survey, recorded January 31, 2001, under Skagit County Auditor's File No. 200101310082, more particularly described as follows:

Beginning at the Northeast corner of said Lot 44, "PLAT OF WIDNOR DRIVE"; thence South 1 degree 02'50" West 41.50 feet along the East line of said Lot 44 to the true point of beginning; thence North 88 degrees 13'06" West 20.00 feet, parallel with the North line of said Lot 44; thence South 1 degree 02'50" West 70.50 feet; thence South 88 degrees 13'06" East 20.00 feet to the East line of said Lot 43, "PLAT OF WIDNOR DRIVE" at a point bearing South 1 degree 02'50" West from the true point of beginning; thence North 1 degree 02'50" East 70.50 feet along East line of said Lots 43 and 44 to the true point of beginning.



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