

AFTER RECORDING MAIL TO:
Mr. and Mrs. Anthony Berwald
23110 27th Ave. N.E.
Arlington, Wa. 98223

200108080054
Skagit County Auditor
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STATUTORY WARRANTY DEED

THE GRANTOR R. Elaine Pedersen, Trustee or her Successors in Trust under the R. Elaine Pedersen Living Trust, dated October 16, 2000 and any amendments thereto

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys and warrants to Anthony Berwald and Lynette Berwald, Husband and Wife

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

Legal description is attached hereto and by this reference is made a part hereof.

Assessor's Property Tax Parcel/Account Number(s): 4135-043-015-0003/R74695

Portion of Lots 14 and 15, Block 43 "Montborne"

SUBJECT TO: Subject To's are attached hereto and by this reference made a part hereof.

Dated: August 3, 2001

R. Elaine Pedersen
R. Elaine Pedersen

42318
SKAGIT COUNTY WASHINGTON
AUG 08 2001

FIRST AMERICAN TITLE CO.
65910

State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that R. Elaine Pedersen is/are the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Aug 6, 2001

Jaqueline Kimmey
Notary Public in and for the State of Washington
Residing at Snohomish
My appointment expires 01/01/03

State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that E. Elaine Pedersen is/are the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Trustee of R. Elaine Pedersen to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Aug 6, 2001

Jaqueline Kimmey
Notary Public in and for the State of Washington
Residing at Snohomish
My appointment expires 01/01/03

Subject TO:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:

Skagit County Sewer District No. 2, a
municipal corporation of Skagit County,
Washington
April 2, 1978
January 29, 1979
895626

Dated:

Recorded:

Auditor's No:

Purpose:

Right to enter upon said property for the
purpose of constructing, repairing, altering, or
reconstructing sanitary sewers, or making any
connections therewith

Area Affected:

10 foot portion of the Northerly 30 feet of
Lot 14 and Southerly 20 feet of Lot 15,
Block 43



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Legal description

All of Lot 15 less the Northerly 20 feet thereof and the Northerly 30 feet of Lot 14, Block 43, "PLAT OF THE TOWN OF MONTBORNE", as per plat recorded in Volume 9 of Plats, page 80, records of Skagit County.

TOGETHER WITH that portion of vacated Lakeside Boulevard adjoining said premises EXCEPT the Northeasterly 40 feet of said premises conveyed to Skagit County by deed dated October 9, 1946, filed October 15, 1946 as File No. 397033 and recorded in Volume 213 of Deeds at page 368.



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, Skagit County Auditor

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