


AFTER RECORDING MAIL TO:
Stephen J. Schmitz
24116 North Westview Road
Mount Vernon, WA 98274


200201110194
Skagit County Auditor
1/11/2002 Page 1 of 3 11:37AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: S-99793-E

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): Ernest J. Olmsted
Grantee(s): Stephen J. Schmitz, Peggy L. Zappone
Abbreviated Legal: Lot 13-14, Block 41, Montborne
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 4135-041-014-0008/P74668

THE GRANTOR ERNEST J. OLMSTED, also shown of record as E. J. OLMSTED, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to STEPHEN J. SCHMITZ and PEGGY L. ZAPPONE, husband and wife the following described real estate, situated in the County of Skagit, State of Washington: See Attached Exhibit A

See Attached Exhibit B

Dated this 10th day of January, 2002

By Ernest J. Olmsted
Ernest J. Olmsted

By

#153
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 11 2002

Amount Paid \$ 6012.90
By By Skagit Co. Treasurer Deputy

By

By

STATE OF Washington
County of Skagit

SS:

I certify that I know or have satisfactory evidence that Ernest J. Olmsted is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be he free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: January 10th, 2002

Nancy Lea Cleave
Nancy Lea Cleave

Notary Public in and for the State of Washington

Residing at Mount Vernon

My appointment expires: 9/01/2002

Exhibit A

Lots 13 and 14, Block 41, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Lakeside Boulevard adjoining said premises.

EXCEPT the Northeasterly 40 feet of said lots conveyed to Skagit county by deed dated October 9, 1946, filed October 15, 1946, under Auditor's File No. 397033 and recorded in Volume 213 of Deeds, page 368.

ALSO, TOGETHER WITH that portion of the 100 foot wide railroad right of way, commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway) adjoining Block 41, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, that lies Westerly of the centerline of said right of way and between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of that certain tract of land conveyed to E.J. Olmsted, by Deed recorded July 15, 1984, under Auditor's File No. 8707150084.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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Exhibit B

SUBJECT TO Easement recorded January 31, 1979 under Auditor's No. 895755; Right of the State of Washington in and to portion, if any, of the property which lies below the line of ordinary high water; Any prohibition of or limitation of use resulting from the rights of the public to use any portion which is now, or has formerly been, covered by water.



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