

200204030121

Skagit County Auditor

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200203290199

Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name ROBIN BISTODEAU,
Address
City, State, Zip
00068384

Filed for Record at Request of First American Title of Skagit County FIRST AMERICAN TITLE CO.

Corrected
Statutory Warranty Deed

b8384

THE GRANTOR CHARLES K. NOYES, as his separate estate for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to ROBIN BISTODEAU, as his separate estate the following described real estate, situated in the County of SKAGIT, State of Washington:

See Exhibit A attached hereto and made a part hereof.

Lot(s) 5 - 7, Block 43, of TOWN OF MONTBORNE

Subject to Paragraphs A thru D of First American Title Company's preliminary commitment no. 01-68384 and year 2002 taxes.

FF1405
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 03 2002

Amount Paid \$
Skagit Co. Treasurer
By *BB* Deputy

FF1333
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

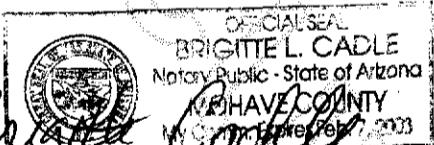
MAR 29 2002

Amount Paid \$ 2830 50
Skagit Co. Treasurer
By *LP* Deputy

Assessor's Property Tax Parcel Account Number(s): 4135-043-900-0209 P-74700

Dated March 26, 2002.

Charles K. Noyes



Mohave AZ
STATE OF WASHINGTON
COUNTY OF Mohave } ss

I certify that I know or have satisfactory evidence that CHARLES K. NOYES is the person who appeared before me, and said person 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:

Notary Public in and for the State of Washington
Residing at
My appointment expires:

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Parcel "A":

That portion of Lots 5, 6 and 7, Block 43, "PLAT OF THE TOWN OF MONTBORNE", according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, and that portion of vacated Lakeside Boulevard adjoining said lots, described as follows:

Beginning at a point on the Southwesterly line of that certain 40 foot roadway conveyed to Skagit County by Deed dated October 9, 1946, and recorded under Auditor's File No. 397033, in Volume 213 of Deeds, page 368, records of Skagit County, Washington, 20 feet South Southeasterly of the Northwesterly line of said Lot 5; thence Northwesterly along the Southwesterly line of said 40 foot roadway, a distance of 50 feet to a point 10 feet Southeasterly of the Northwesterly line of said Lot 6; thence Southwesterly in a straight line to an intersection of the shore line of Big Lake with the Northwesterly line of said Lot 7 extended Southwesterly to the shore of Big Lake; thence Southeasterly along the shore line of Big Lake to an intersection of said shore line of Big Lake with the Southeasterly line of the Northwesterly 10 feet of said Lot 6 extended Southwesterly to the shore of Big Lake; thence Northeasterly in a straight line to the point of beginning.

Parcel "B":

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), lying Westerly of Line "RR" described below and between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of that certain tract of land in Block 43 and vacated Lakeside Boulevard of "THE TOWN OF MONTBORNE", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, conveyed to Charles K. Noyes by deed recorded May 4, 1972 as Auditor's File No. 767822.

Line "RR": Begin at a point on the North line of the South 1/2 of Government Lot 6 of Section 6, Township 33 North, Range 5 East, W.M., which is midway between the centerline of the original 100 foot wide right-of-way of the Seattle Lake Shore and Eastern Railway and the centerline of the last mainline tract of the Northern Pacific Railway as it existed in 1970; thence Northerly on a line drawn midway between the centerline of the original 100 foot wide right-of-way and the centerline of the above described mainline tract to the point of intersection of said centerlines, said point being the terminus of this line description.



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