

AFTER RECORDING MAIL TO:
Brown and Sons, Inc.
40202 State Route 20
Concrete, WA 98237



200206280022

Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: S-101240-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Nancy D. Wendlandt
Grantee(s): Brown and Sons, Inc.
Abbreviated Legal: Lot 19, WEST VIEW, REPLAT OF BLOCK 40, MONTBORNE, SKAGIT
COUNTY, WA
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 4137-000-019-0007/P74758

THE GRANTOR NANCY D. WENDLANDT, formerly NANCY D. GREENSTREET, as her
separate property
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to BROWN & SONS, Inc., a Washington corporation
the following described real estate, situated in the County of Skagit, State of Washington:
See Attached Exhibit A

See Attached Exhibit B

Dated this 27th day of June, 2002

By Nancy D. Wendlandt
Nancy D. Wendlandt

By JUN 28 2002

2888
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

By _____

By Amount Paid \$ 2256.75
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Nancy D. Wendlandt
_____ is the person _____ who appeared before me, and said
person _____ acknowledged that she signed this instrument and acknowledged it to be she free and
voluntary act for the uses and purposes mentioned in the instrument.

Dated: June 27, 2002

Nancy Lea Cleave
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 9/01/2002

Exhibit A

Lot 19, "WEST VIEW, REPLAT OF BLOCK 40, MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 6 of Plats, page 5, records of Skagit County, Washington;

TOGETHER WITH that portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway (as originally conveyed to the Seattle Lake Shore and Eastern Railway) adjoining the plat of "WEST VIEW, REPLAT OF BLOCK 40, MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 6 of Plats, page 5, 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 the Southeasterly line of Lot 19 of said plat; EXCEPT that portion, thereof, if any, lying within a County road right-of-way.

Situate in the County of Skagit, State of Washington.



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Exhibit B

SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 5, 1951, UNDER AUDITOR'S FILE NO. 461716 AND 461717; EASEMENT AND THE TERMS AND CONDITIONS DATED MAY 4, 1978, RECORDED JUNE 26, 1978, UNDER AUDITOR'S FILE NO. 895604, ANY PROHIBITION OF OR LIMITATION OF USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR REPARIAN OWNERS TO USE ANY PORTION WHICH IS NOW, OR HAS FORMERLY BEEN, COVERED BY WATER; RIGHT OF THE STATE OF WASHINGTON TO THAT PORTION OF THE SUBJECT PROPERTY, IF ANY, LYING IN THE BED OF OR THE FORMER BED OF THE BIG LAKE.



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