



200308290218
Skagit County Auditor

8/29/2003 Page 1 of 4 3:52PM

200108080054
Skagit County Auditor

8/8/2001 Page 1 of 3 11:47:22AM

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

STATUTORY WARRANTY DEED

FIRST AMERICAN TITLE CO.

Rerecording to include Parcel "B".

65910

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 ; and R. Elaine Pedersen, individually, as to Parcel "B", 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

40318
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
AUG 08 2001

FIRST AMERICAN TITLE CO.
65910 #44168
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

State of Washington

Amount Paid \$ 2677.50
By fr
Skagit Co. Treasurer
Deputy

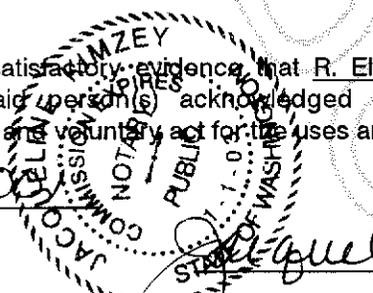
AUG 29 2003

County of Snohomish

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

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, 2003



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

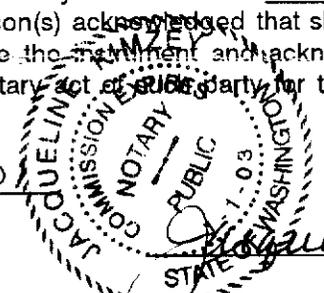
State of Washington

}ss.

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 said party for the uses and purposes mentioned in the instrument.

Dated: Aug 6, 2001



Jacqueline Hamzey
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

Dated:

April 2, 1978

Recorded:

January 29, 1979

Auditor's No:

895626

Purpose:

Right to enter upon said property for the
purpose of constructing, repairing, altering, or
reconstructing sanitary sewers, or making any
connections therewith
10 foot portion of the Northerly 30 feet of
Lot 14 and Southerly 20 feet of Lot 15,
Block 43

Area Affected:



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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.

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 South-easterly 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 R. Elaine Pedersen, et ux, by deed Recorded Deember 27, 1983, as AF No. 8312270023.

Lot 8 of Section 6, Township 33 North, Range 5 East, W.M., which is midway between the centerline of the last mainline track of the Northern Pacific Rail-way 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 track to the point of intersection of said centerlines, said point being the terminus of this line description.

*the original 100-foot wide Right-of-way of the Seattle Lake Shore and Eastern Railway and

Re-executed on August 28, 2003 by R. Elaine Pedersen *R Elaine Pedersen*



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8/8/2001

UNOFFICIAL COPY

STATE OF WASHINGTON, } ss.

ACKNOWLEDGMENT - Individual

County of KING

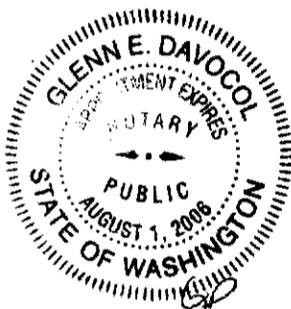
On this day personally appeared before me R. ELAINE PEDERSEN

to me known

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that SHE

signed the same as HER free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20th day of August 2003
19 03



Glenn E. Davocol
Notary Public in and for the State of Washington,
residing at KING, WA

My appointment expires AUGUST 1, 2006

STATE OF WASHINGTON, } ss.

ACKNOWLEDGMENT - Corporate

County of

On this ___ day of _____, 19___, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____

and _____ to me known to be the

____ President and _____ Secretary, respectively, of _____

____ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____

authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington,
residing at _____

My appointment expires _____

This jurat is page ___ of ___ and is attached to _____



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