


When Recorded Return to:
DANNY EADES
ANN WATERS
24715 Stonewood Drive
Mount Vernon WA 98274-810


200403240105
Skagit County Auditor
3/24/2004 Page 1 of 4 3:37PM

Chicago Title Company-Island Division
Order No: IMV0092 NLC

1030350 ✓

STATUTORY WARRANTY DEED

THE GRANTOR JANE L. HARWOOD, as her separate estate

for and in consideration of One Hundred Fifty Thousand and 00/100...(\$150,000.00) Dollars

in hand paid, conveys and warrants to **DANNY EADES** and **ANN WATERS**, husband and wife

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

Legal Description as described in Exhibit "A" attached hereto and by this reference made a part hereof.

Blk 5, RESERVE ADD. TO MOUNT VERNON

Tax Account No. : 4136-005-010-0006/P74725


Subject to: Restrictions, reservations and easements of record.

Dated: March 24, 2004


JANE L. HARWOOD Date 3/24/04

#1364
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

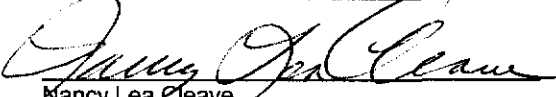
MAR 24 2004

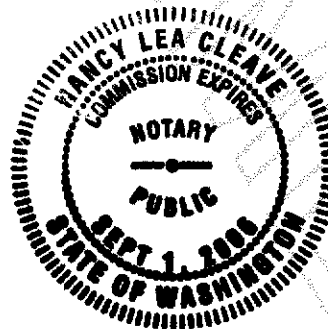
Amount Paid \$ 2295.00
Skagit Co. Treasurer
By  Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JANE L. HARWOOD is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: March 24, 2004


Nancy Lea Cleave
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 9-1-06



UNOFFICIAL DOCUMENT



Chicago Title Company-Island Division

EXHIBIT 'A'

Description:

Order No: IMV0092 NLC

Parcel A:

That portion of the below described Tract "X" lying Northwesterly of the following described line:

Commencing at the intersection of the centerline of Therese Avenue (SR No. 9) and vacated Sheridan Avenue as shown on the "Plat of Reserve Addition to the Town of Montborne", recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington and more recently depicted on that certain Record of Survey map recorded under Skagit County Auditor's File No. 9401210047, records of Skagit County, Washington;

Thence South $43^{\circ}01'21''$ East along the Centerline of said Therese Avenue (SR No. 9) for a distance of 222.13 feet to the true point of beginning of said line description;

Thence South $47^{\circ}38'15''$ West parallel with the centerline of said vacated Sheridan Avenue (as shown on said Record of Survey map recorded under Skagit County Auditor's File No. 9401210047, records of Skagit County, Washington) for a distance of 40.00 feet to the Northeasterly line of Lot 6, Block 5 said "Plat of Reserve Addition to the Town of Montborne";

Thence continue South $47^{\circ}38'15''$ West for a distance of 142.84 feet, more or less, to the Southwesterly line of said Lot 6, Block 5;

Thence continue South $47^{\circ}38'15''$ West for a distance of 44.46 feet, more or less, to the below described "RR" line and being the terminus of said line description.

Tract "X"

The Northwesterly Half of Hancock Street as said Street is shown on the "Plat of Reserve Addition to the Town of Montborne", in Skagit County, Washington as per plat recorded in Volume 2 of Plats, page 59, and the abutting railroad right of way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lakeshore and Eastern Railway) lying between the South line of Therese Avenue and line "RR" described as below.

TOGETHER WITH Lots 1 through 10 of Block 5 "Plat of Reserve Addition to the Town of Montborne", as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington.



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ALSO THAT portion of the 100 foot wide Railroad right of way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle lakeshore and Eastern Railway) lying Easterly of the line "RR" described below and lying Easterly of that portion of the centerline of said right of way lying Northerly of line "RR" and lying between the Southwesterly extensions of the centerline of Sheridan Street and the Northerly line of Hancock Street as said streets are delineated on the above referenced "Plat of the Reserve Addition to the Town of Montborne.

TOGETHER WITH that portion of Sheridan Street lying Southeasterly of the centerline and lying between Block 5 and Block 6, said "Plat of the Town of Montborne."

LINE RR

Beginning at a point on the North line of the South Half of Government Lot 6 of Section 6, Township 33 North, Range 5 East of the Willamette Meridian, which is midway between the centerline of the original 100 foot wide right of way of Seattle Lakeshore 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 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.

Parcel B

Tract "X"

The Northwestern Half of Hancock Street as said street is shown on the "Plat of Reserve Addition to the Town of Montborne", in Skagit County, Washington as per plat recorded in Volume 2 of Plats, page 59, and the abutting railroad right of way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lakeshore and Eastern Railway) lying between the South line of Therese Avenue and line "RR" described below.

TOGETHER WITH Lots 1 through 10 of Block 5 "Plat of Reserve Addition to the Town of Montborne", as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington.

ALSO THAT portion of the 100 foot wide Railroad right of way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lakeshore and Eastern Railway) lying Easterly of the line "RR" described below and lying Easterly of that portion of the centerline of said right of way lying Northerly of line "RR" and lying between the Southwesterly extensions of the centerline of Sheridan Street and the Northerly line of Hancock Street as said streets are delineated on the above referenced "Plat of the Reserve Addition to the Town of Montborne".

TOGETHER WITH that portion of Sheridan Street lying Southeasterly of the centerline and lying between Block 5 and Block 6, said "Plat of the Town of Montborne."

Line RR

Beginning at a point on the North line of the South Half of Government Lot 6 of Section 6, Township 33 North, Range 5 East of the Willamette Meridian, which is midway between the centerline of the original 100 foot wide right of way of Seattle Lakeshore 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 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.

EXCEPTING from the above, described Tract "X", that portion thereof lying Northwesternly of the following lined line:

Commencing at the intersection of the centerline of Therese Avenue (SR No. 9) and vacated Sheridan Avenue as shown on the "Plat of Reserve Addition to the Town of Montborne", recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington and more recently depicted on that certain Record of Survey map recorded under Skagit County Auditor's File No. 9401210047, records of Skagit County, Washington;

Thence South $43^{\circ}01'21''$ East along the Centerline of said Therese Avenue (SR No. 9) for a distance of 222.13 feet to the true point of beginning of said line description;

Thence South $47^{\circ}38'15''$ West parallel with the centerline of said vacated Sheridan Avenue (as shown on said Record of Survey map recorded under Skagit County Auditor's File No. 9401210047, records of Skagit County, Washington) for a distance of 40.00 feet to the Northeasterly line of Lot 6, Block 5 said "Plat of Reserve Addition to the Town of Montborne";

Thence continue South $47^{\circ}38'15''$ West for a distance of 142.84 feet, more or less, to the Southwesterly line of said Lot 6, Block 5;

Thence continue South $47^{\circ}38'15''$ West for a distance of 44.46 feet, more or less, to the below described "RR" line and being the terminus of said line description.

Situated in Skagit County, Washington



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