

AFTER RECORDING MAIL TO:

Mr. and Mrs. James N. Smith
20409 Curran Place
Mount Vernon, WA 98274



200410060054
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 113659-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Michael D. Nevitt and Shelley L. Nevitt

Grantee(s): Roberta J. Smith and James N. Smith

Abbreviated Legal: Lot 19,26 & ptn. Of 13, Hemway Heights

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 3924-000-019-0006, P65667, 3924-000-026-0007, P65674

THE GRANTOR Michael D. Nevitt and Shelley L. Nevitt, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** and as part of an IRS Section 1031 Like-Kind Tax-Deferred Exchange, in hand paid, conveys and warrants to Roberta J. Smith and James N. Smith, Wife & Husband*, following described real estate, situated in the County of Skagit, State of Washington the

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject To: Paragraphs A through H, inclusive, Schedule "B-1" of Land Title Company's Preliminary Commitment for Title Insurance No. 113659-PE

Dated October 1st, 2004

Michael D. Nevitt

Shelley L. Nevitt

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

5428

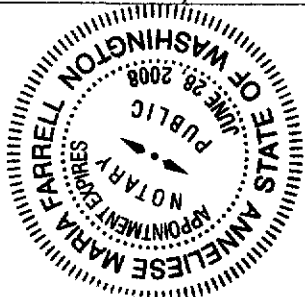
OCT 06 2004

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 3364.20
By Deputy

I certify that I know or have satisfactory evidence that **Michael D. Nevitt and Shelley L. Nevitt** the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10-1-04



Anneliese Farrell
Notary Public in and for the State of Washington
Residing at La Conner
My appointment expires: 6/28/08

EXHIBIT A

PARCEL "A":

Lot 19 and that portion of Lot 13, "ASSESSOR'S PLAT OF HERMWAY HEIGHTS", as per plat recorded in Volume 9 of Plats, page 47, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Lot 13;
thence North 6°22'25" West, along the East line of said Lot 13, a distance of 40.06 feet;
thence West a distance of 80 feet, more or less, to an intersection with the Northerly extension of the Westerly line of Lot 26 of said "ASSESSOR'S PLAT OF HERMWAY HEIGHTS";
thence Southerly along said Northerly extension of the Westerly line of said Lot 26, a distance of 40 feet, more or less, to the Southerly line of said Lot 13;
thence East along said Southerly line, to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Lot 26, "ASSESSOR'S PLAT OF HERMWAY HEIGHTS", as per plat recorded in Volume 9 of Plats, page 47, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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EXCEPTIONS:

- A. A 25 foot easement as shown on the face of the plat.
(Affects Lots 13 and 19)

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Y.M.C.A.
Purpose: Ingress and egress to lands owned by grantee
Area Affected: 16 feet in width
Dated: August 23, 1960
Recorded: October 4, 1960
Auditor's No.: 599460

We are unable to determine from the record, what portion of the property herein described, if any, is affected by this easement.

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Purpose: Transmission line
Area Affected: Affects Lots 16 and 19
Dated: April 30, 1951
Recorded: July 12, 1951
Auditor's No.: 463152

The centerline of this easement is described as follows: Beginning at a point on the West line of the English Road 1 foot North of the Section line between Sections 16 and 21, Township 33 North, Range 4 East, W.M.; thence Westerly parallel to the Section line 510 feet; thence South 33°30' West to the State Highway.

- D. Reservation of all oil, gases, coal, ores, minerals, fossils, etc., provided by Section 7873 of Remington's Revised Statutes, as contained in deed from the State of Washington to English Lumber Company, dated November 4, 1913, filed for record November 17, 1913, and recorded in Volume 95 of Deeds, page 336, records of Skagit County.
- E. Reservation of minerals as contained in deed from English Lumber Company through which title is claimed, dated April 5, 1901, and recorded December 2, 1939, in Volume 178 of Deeds, page 355, reference to which record is made for further particulars.
(Affects Tract 13)

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Floyd G. Shuert and Lorna M. Shuert, husband and wife
Purpose: Ingress and egress
Area Affected: Affects Tract 26
Dated: September 11, 1965
Recorded: September 16, 1965
Auditor's No.: 671809



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EXCEPTIONS CONTINUED:

G. Reservation of coal, minerals, mineral ores and valuable deposits of oil and gases, etc., contained in deed from English Lumber Company, a corporation, dated April 21, 1920, filed May 1, 1920, under Auditor's File No. 141727 and recorded in Volume 117 of Deeds, page 132, reference being hereby made to the record for full particulars.
(Affects Tract 19)

H. Covenants, Conditions and Restrictions contained in instrument:

Recorded:	November 18, 1997
Auditor's File No.:	9711180139
Affects:	Portion of Lot 13
As Follows:	

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."



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