

AFTER RECORDING MAIL TO:
Susan Spiller



200505200121
Skagit County Auditor

5/20/2005 Page 1 of 3 1:57PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B84615-1

Statutory Warranty Deed

Grantor(s): Laurie A. Hoff
Grantee(s): Susan Spiller
Assessor's Tax Parcel Number(s): P120490, 4135-039-011-0100

FIRST AMERICAN TITLE CO.
B84615-1 (1)

THE GRANTOR Laurie A. Hoff, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Susan Spiller, a married woman, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington.

That portion of Lots 8 through 11, inclusive, Block 39 "PLAT OF THE TOWN OF MONTBORNE", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, and of vacated Walker Street and vacated alley described as follows:

Commencing at the most Easterly corner of said Lot 8; thence North 43 degrees 01'17" West, 150 feet to the true point of beginning; thence continuing North 43 degrees 01'17" West, 26.33 feet; thence South 88 degrees 52'39" West, 164.91 feet; thence South 43 degrees 01'17" East, 137.03 feet; thence North 47 degrees 38'15" East, 122.75 feet to the point of beginning.


Subject to covenants, codntiosn, restrictions and easements, if any, as per Exhibit "A"

Dated: 05/19/05


Laurie A. Hoff

2514
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


MAY 20 2005

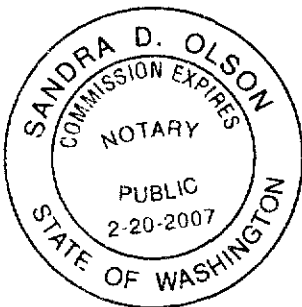
Amount Paid \$ 4272.00
By  Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Laurie A. Hoff, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5-19-05





Notary Public in and for the State of
Residing at Burlington, Wa
My appointment expires: 2-20-07

Washington

EXHIBIT "A"

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: April 22, 1982
Recorded: May 18, 1982
Auditor's No: 8205180001
Executed by: Inez C. Farmer

B. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Skagit County Planning Director
Recorded: June 28, 1996
Auditor's No: 9606280202
Regarding: Temporary Mobile Home

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2
Dated: February 20, 1998
Recorded: March 30, 1998
Auditor's No: 9803300104
Purpose: Sewer mains
Area Affected: Portions of Vacated Walker Street and alleys

D. Lot Certification, including the terms and conditions thereof. Reference to the record being made for full particulars. The Company makes no determination as to its affects.

Recorded: June 17, 2003
Auditor's File No: 200306170113

E. Lot Certification, including the terms and conditions thereof. Reference to the record being made for full particulars. The Company makes no determination as to its affects.

Recorded: June 17, 2003
Auditor's File No: 2003061700114

F. Lot Certification, including the terms and conditions thereof. Reference to the record being made for full particulars. The Company makes no determination as to its affects.

Recorded: June 17, 2003
Auditor's File No: 2003061700115



200505200121

Skagit County Auditor

G. Lot Certification, including the terms and conditions thereof. Reference to the record being made for full particulars. The Company makes no determination as to its affects.

Recorded: June 17, 2003
Auditor's File No: 200306170016

H. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: July 7, 2003
Auditor's No: 200307070027

Said matters include but are not limited to the following:

1. Typical Building Setbacks
2. Driveway encroachment over the Northerly portion of the herein described property.

I. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2
Dated: September 21, 1998
Recorded: September 29, 1998
Auditor's No: 9809290145
Purpose: Side Sewer Easement
Area Affected: Portion Lot 11 and vacated Walker Street

J. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Alex Von Cube and State of Washington c/o Skagit Valley College and Great American Dream and John W. Ellis and Shannon E. Ellis, husband and wife
Dated: October 26, 2003
Recorded: October 29, 2003
Auditor's No: 200310290029
Purpose: A non-exclusive easement for ingress and egress
Area Affected: Northeasterly 20 feet



200505200121
Skagit County Auditor

5/20/2005 Page

3 of

3 1:57PM