



200512280193

Skagit County Auditor

12/28/2005 Page

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3 11:38AM

AFTER RECORDING MAIL TO:

Name **KIMBERLY J. SADLER**Address **7038 121ST PLACE SE**City, State, Zip **NEWCASTLE, WA 98056****CHICAGO TITLE CO.**

1437395

**Statutory Warranty Deed**

THE GRANTOR **NANCY D. WENDLANDT**, WHO ACQUIRED TITLE AS **NANCY D. GREENSTREET**, AN UNMARRIED WOMAN ON SEPT 20, 1978, NOW A MARRIED WOMAN AS HER SEPARATE ESTATE for and in consideration of Two Hundred Thousand And 00/100 in hand paid, conveys and warrants to **KIMBERLY J. SADLER**, AN UNMARRIED WOMAN the following described real estate, situated in the County of ~~SNOHOMISH~~ **SKAGIT**, State of Washington:

THE ATTACHED LEGAL IS MADE A PART HEREIN BY THIS REFERENCE.  
Lot 18, West View (Replat of Block 40, Mont borne)  
SUBJECT TO ATTACHED SPECIAL EXCEPTIONS.

# 7148  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 28 2005

Amount Paid \$ 3565.<sup>00</sup>  
By Skagit Co. Treasurer  
Deputy

Assessor's Property Tax Parcel Account Number(s):  
4137-000-018-0000 / P119374

Dated this 21st day of **DECEMBER, 2005**.

*Nancy D. Wendlandt*  
NANCY D. WENDLANDT

STATE OF WASHINGTON  
COUNTY OF SNOHOMISH

} 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 **HER** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12-23-05

*[Signature]*  
Notary Public in and for the State of Washington  
Residing at Lynnwood  
My appointment expires: 8-7-07

EXHIBIT "A"

PARCEL A:

Lot 18, WEST VIEW, REPLAT OF BLOCK 40, MONTBORNE, according to the plat thereof recorded in Volume 6 of Plats, page 5, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

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, according to the plat thereof 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 Southeasterly lines of Lot 18 of said plat;

EXCEPT that portion thereof, if any lying within a county road right-of-way.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -

*Handwritten marks: an 'x' over '100' and a signature 'NW'.*



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SCHEDULE B-001

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: January 29, 1978  
Auditor's No(s): 895604, records of Skagit County, Washington  
In favor of: Skagit County Sewer District No. 2  
For: Sewer line  
Affects: A 10 foot wide strip of land within 60 feet of the high water line
2. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: June 5, 1951  
Auditor's No.: 461716, records of Skagit County, Washington  
Executed By: P.A. Cornelius and Berdie L. Cornelius, husband and wife and H.B. Nelson and Ida M. Nelson, husband and wife  
As Follows: The use of this lot for commercial purposes is hereby forbidden
3. Right granted to Day Lumber Company to overflow the shores of Big Lake under Order of the Department of Public Lands, dated April 7, 1924, filed for record in Volume 133 of Deeds, page 12, under Auditor's File No. 173578, records of Skagit County, Washington, to which reference is hereby made to the record for full particulars.
4. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
5. Right of use, control, or regulation by the United States of America in the exercise of power over commerce and navigation.
6. Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of Big Lake, if navigable.
7. Any question of location, boundary or area related to Big Lake, including, but not limited to, any past or future changes in it.

- END OF SCHEDULE B-001 -



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