

After recording return to:
Michelle Macris
Michael Macris
18142 NE 185th Place
Woodinville, WA 98077



200703290163
Skagit County Auditor

3/29/2007 Page 1 of 3 3:57PM

LAND TITLE OF SKAGIT COUNTY

125082-T

Reference: 20295431- -406- -AEK

STATUTORY WARRANTY DEED

THE GRANTOR(S) **David C. North and Jeanne D. North, husband and wife,**

for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration

in hand paid, conveys and warrants to **Michelle Macris and Michael Macris, wife and husband and Ann Ashford and Michael Ashford, wife and husband**

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

SEE EXHIBIT "A" ATTACHED HEREIN

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1418
MAR 29 2007

Amount Paid \$
Skagit Co. Treasurer
By Deputy

Subject to: Those items specifically set forth on Exhibit "B" attached hereto.

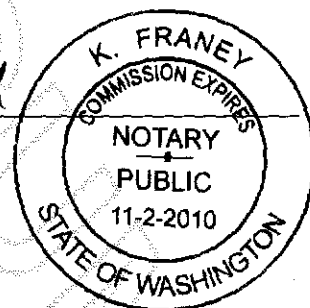
Abbreviated Legal: (Required if full legal not inserted above.) **ptn Lot 14, Blk 42, Town of Montborne**

Tax Parcel Number(s): 4135-042-014-0006

Dated: **March 26, 2007**

David C. North

Jeanne D. North



State of Washington

SS:

County of Skagit

On this 27th day of Mar, 2007, before me personally appeared David C. North & Jeanne D. North to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.
Given under my hand and official seal the day and year last above written.

Notary Public in and for the State of WA
Residing at Mt Vernon
My Appointment expires: 11-02-06

Statutory Warranty Deed

LPB-10-05 (1/06)

TRANSNATION TITLE INSURANCE COMPANY

Reference: Statutory Warranty Deed 20295431- -406- -AEK

EXHIBIT "A"

Lot 14, Block 42, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington,

EXCEPT the Northeastly 40 feet for County road as conveyed to Skagit County by deed recorded July 14, 1941, in Volume 184, page 341, records of said county and state.

TOGETHER WITH that portion of vacated Lakeside Boulevard adjoining said premises.

ALSO, TOGETHER WITH 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 the centerline of said right-of-way and between the Northeastly extensions of both the Northwestly and Southeastly lines of Lot 14, Block 42 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, as conveyed to Roger Dalseg, et ux, by deed recorded May 13, 1982, as Auditor's File No. 8205130072.

Situate in the County of Skagit, State of Washington.

Dev

Dev



200703290163

Skagit County Auditor

3/29/2007 Page

2 of

3 3:57PM

EXHIBIT "B"

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a municipal corporation
Purpose: For sanitary sewers with necessary appurtenances
Area Affected: That portion of the above described lot(s) included within the limits of a strip of land 10 feet in width, the centerline of which is described as the centerline of the sewer pipe line as constructed and shall be located on shore within 40 feet of the line of normal high water.
Dated: March 4, 1978
Recorded: January 29, 1979
Auditor's No.: 895636

B. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water

C. Rights and easements for commerce, navigation and fisheries.

D. MATTERS DISCLOSED BY RECORD OF SURVEY

Filed: September 7, 2004
Volume/Page: N/A
Auditor's File No.: 200409070193

E. PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, AND THE TERMS AND CONDITIONS THEREOF

Executed By: Dave & Jeanne North
Recorded: November 4, 2004
Auditor's File No.: 200411040008

F. DEDICATION AS SHOWN ON THE PLAT OF THE TOWN OF MONTBORNE AS FOLLOWS:

"...hereby dedicate the streets and alleys to the public forever, excepting that a right of way for the Fairhaven and Southern Railroad and for the Seattle Lake Shore and Eastern Railway through Railroad Avenue is especially preserved."

