

When recorded return to:

ROBERT M. LIVESAY and JULIE A. THOMPSON  
5223 110TH PL NE  
MARYSVILLE, WA 98271



200705150161  
Skagit County Auditor

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## STATUTORY WARRANTY DEED

Escrow No.: 17102  
Title Order No.: 91191

FIRST AMERICAN TITLE CO.

91191

THE GRANTOR(S)

VIRGINIA M. HICKS, A Single Person As Her Separate Estate

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

ROBERT M. LIVESAY and JULIE A. THOMPSON, Husband and Wife

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

PTN. LOTS 3 AND 4, BLOCK 42, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON"  
SEE LEGAL DESCRIPTION --EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Tax Parcel Number(s): 41350420040008(P74675)

SUBJECT TO: See Exhibit "A" attached hereto.

2281  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated: MAY 3, 2007

MAY 15 2007

Virginia M. Hicks  
VIRGINIA M. HICKS

Amount Paid \$ 4544.00  
By MM Skagit Co. Treasurer  
Deputy

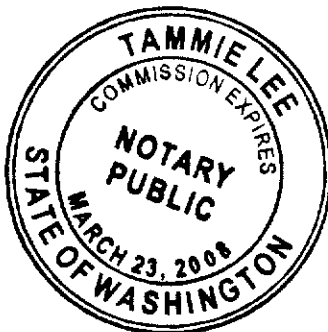
STATE OF Washington ) ss.  
COUNTY OF Yakima

I certify that I know or have satisfactory evidence that VIRGINIA M. HICKS 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: 9 day of May, 2007

Tammie Lee

Notary Public in and for the State of Washington  
residing at Yakima  
My Commission Expires: 3-23-2008



LEGAL DESCRIPTION --EXHIBIT "A"

Lot 3, EXCEPT the Southeasterly 10 feet thereof, and the Southeasterly 1/2 of Lot 4, Block 42, "PLAT OF THE TOWN OF MONTBORNE", according to plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, EXCEPT that portion thereof conveyed to Skagit County for road purposes.

TOGETHER WITH that portion of vacated Lakeside Boulevard adjoining the Westerly end of said lots.

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 line "RR" described in Judgment and Decree Quieting Title entered May 11, 1992, in Skagit County Superior Court No. 91-2-00070-3, lying Southerly of the North line of the said Southeasterly 1/2 of Lot 4, Block 42, extended and Northerly of the said Southeasterly 10 feet of Lot 3, Block 42, extended.

EXCEPT that portion conveyed on March 7, 2006 under Auditor's File No. 200603070033.



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EXHIBIT "A"-1

SUBJECT TO:

- A. Easement recorded January 29, 1979, under Auditor's File No. 895629, right of the State of Washington to portion, if any, which lies below the line of ordinary high water of Big Lake.
- B. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)
- C. 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 No. 173578, records of Skagit County, Washington, to which reference is hereby made to the record for full particulars.
- D. Terms, provisions and reservations under the Submerged Land Act (43 USCA 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.
- E. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Milo Hicks and Virginia Hicks  
Recorded: June 12, 2002  
Auditor's No: 200206120237

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.

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

Executed By: Milo Hicks and Virginia Hicks  
Recorded: June 12, 2002  
Auditor's No: 200206120238

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.

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Clarence M. Vandergrien, Jr. and Lona Vandergrien,  
husband and wife  
Dated: February 17, 2006  
Recorded: March 7, 2006  
Auditor's No.: 200603070034  
Purpose: Garage/Carport  
Area Affected: Portion of the subject property



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

Recorded: July 24, 2002  
Auditor's No.: 200207240030  
Affects: Portion of the subject property and includes other property

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

Recorded: May 12, 2006  
Auditor's No.: 200605120001  
Affects: Portion of the subject property and includes other property

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 200608280161  
Document Title: Lot of Record Certification  
Regarding: Land use

Auditor's File No.: 200610160180  
Document Title: Lot of Record Certification  
Regarding: Land use



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