



200803190063
Skagit County Auditor

3/19/2008 Page 1 of 3 11:24AM

When recorded return to:
Asher and Cindy Cohen
18066 State Route 9
Mount Vernon, WA 98273

CHICAGO TITLE CO.
1C44737

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Curt C. Chambers and Mindy Y. Chambers, Husband and Wife**
for and in consideration of **Ten Dollars (\$10.00)** and other valuable consideration
in hand paid, conveys, and warrants to **Asher R. Cohen and Cindy M. Cohen, Husband and Wife**
the following described real estate, situated in the County of Skagit, State of Washington:
As hereto attached in Exhibit "A" and by this reference made a part hereof.

SUBJECT TO: Conditions, Restrictions, and easements as more fully described in **Schedule B-001** which is attached hereto and made a part hereof.

Skagit County Right to Farm Ordinance, as follows: Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Abbreviated Legal: Lots 1,22,23,24 and 25, Blk 39, PLAT OF THE TOWN OF MONTBORNE and Lts 1,2,3 and 4, Blk 11, PLAT OF RESERVE ADDITION TO THE PLAT OF THE TOWN OF MONTBORNE

Tax Parcel Number(s): 4136-011-004-0002/P74739 and 4135-039-025-0009/P74661

Dated: March 4, 2008

Curt C. Chambers

Mindy Y. Chambers

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

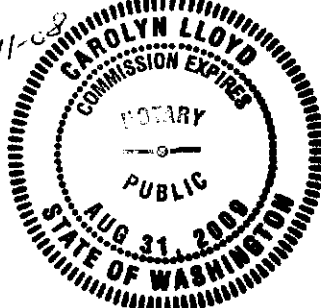
STATE OF *Washington*
COUNTY OF *Skagit*

844
MAR 19 2008

SS. *8771.06*
Amount Paid \$
Skagit Co. Treasurer
By *mdm* Deputy

I certify that I know or have satisfactory evidence that **Curt C. Chambers and Mindy Y. Chambers**
are the persons who appeared before me, and said persons acknowledged that they signed this instrument and
acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *3-11-08*



Notary name printed or typed:

Notary Public in and for the State of *Washington*

Residing at *mt Vernon*

My appointment expires: *8-31-09*

LPB 10-05(i-l)

Date: 03/4/2008

Property Address: 18066 State Route 9
Mount Vernon, WA 98273

EXHIBIT "A"

PARCEL A:

Lots 23, 24 and 25, Block 39, PLAT OF THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

Lots 1, 2, 3 and 4, Block 11, PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington;

TOGETHER WITH that portion of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway (originally conveyed to the Seattle Lake Shore and Eastern Railway), lying Easterly of the centerline of said right-of-way and between the Southwesterly extensions of both the centerline of McClellan Street and the Northwesterly line of Lot 4, Block 11, as said lines are delineated on the plat of RESERVE ADD. TO THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL C:

Lots 1 and 22, Block 39, PLAT OF THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL D:

That portion of the Southwesterly Half of the alley in Block 39, PLAT OF THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, lying Southerly of the common boundary line between Lots 21 and 22 of said block produced, and lying Northerly of the common boundary line between Lots 24 and 25 of said block produced, also all of the alley lying between Lots 1 and 25 of said Block 39, and ALSO TOGETHER WITH the Northwesterly Half of McClellan Street lying Southerly of Therese Street (Highway 9), and lying Northerly of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway (originally conveyed to the Seattle Lake Shore and Eastern Railway), adjacent to Block 11 of the plat of RESERVE ADDITION TO THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



SCHEDULE B-001

Public and private easements, if any, over vacated portion of said premises.

Covenants, conditions, and restrictions contained in instrument(s), 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: February 24, 1995

Auditor's No(s): 9502240088, records of Skagit County, Washington

Executed By: Skagit County

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

Easement, including the terms and conditions thereof, disclosed by instrument(s):

Recorded: December 29, 1999

Auditor's No(s): 199912290068, records of Skagit County, Washington

In favor of: Adjacent lot owners

For: Access to and from State Route 9 (aka Therese Street)

Affects: An existing driveway located within vacated McClellan Street



200803490063
Skagit County Auditor

3/19/2008 Page

3 of

3 11:24AM