



201108090080  
Skagit County Auditor

8/9/2011 Page 1 of 7 3:29PM

When recorded return to:  
SIMON LOO and MELISSA LOO  
3347 145 St  
Surrey, BC V4T3N6

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620012914

CHICAGO TITLE  
620012914

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) SANDY M. MOSKE, a single person and JULIE G. HUNTER, a single person  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to SIMON LOO and MELISSA LOO, husband and wife

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
Abbreviated Legal: (Required if full legal not inserted above.)  
Lot(s): PTN. LOTS 6, 7, 8 & 9 Block: 43 Town of Montborne  
Tax Parcel Number(s): P74699, 4135-043-900-0100

Subject to: Covenants, conditions, restrictions and easements of record:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: August 3, 2011

\_\_\_\_\_  
SANDY M. MOSKE

\_\_\_\_\_  
JULIE G. HUNTER

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2408  
AUG 09 2011

Amount Paid \$ 7196.<sup>20</sup>  
Skagit Co. Treasurer  
By *JMM* Deputy

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SANDY M. MOSKE

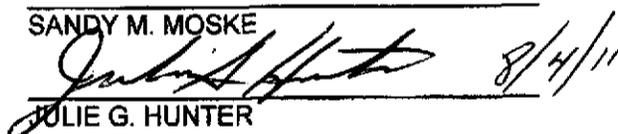
  
\_\_\_\_\_  
JULIE G. HUNTER



EXHIBIT "A"  
Legal Description

State of New York  
County Jefferson of Jefferson

I certify that I know or have satisfactory evidence that

Julie G Hunter  
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 4, 2011

Sandra L. Garceau  
Name: Sandra L Garceau  
Notary Public in and for the State of New York  
Residing at: 15 NYS RTE 12 PO Box 250 Alexandria Bay NY 13607  
My appointment expires: 01/16/2015

State of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_

SANDRA L. GARCEAU  
Notary Public, State of New York  
No. 01GA6159189  
Qualified in Jefferson County  
Commission Expires Jan. 16, 2015

I certify that I know or have satisfactory evidence that

\_\_\_\_\_ is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_



EXHIBIT "A"  
Legal Description

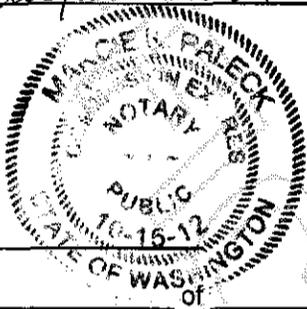
State of WASHINGTON  
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that

SANDY M. MOSKE

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 4 2011



Marcie Paleck

Name: MARCIE K. PALECK  
Notary Public in and for the State of WASHINGTON  
Residing at: MOUNT VERNON, WA  
My appointment expires: October 15 2012

State of \_\_\_\_\_  
\_\_\_\_\_

I certify that I know or have satisfactory evidence that

\_\_\_\_\_ is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P74699**  
**Tax Map ID(s): 4135-043-900-0100**

That portion of Lots 6, 7, 8 and 9, Block 43, "PLAT OF THE TOWN OF MONTBORNE", according to the plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, and that portion of vacated Lakeside Boulevard adjoining said lots, described as follows:

Beginning at a point on the Southwesterly line of that certain 40 foot roadway conveyed to Skagit County, by Deed dated October 9, 1946, and recorded under Auditor's File No. 397033, in Volume 213 of Deeds, page 368, 10.0 feet Southeasterly of the Northwesterly line of said Lot 6;  
Thence Northwesterly along the Southwesterly line of said 40 foot roadway, a distance of 50.0 feet to the Northwesterly line of said Lot 7;  
Thence Southwesterly in a straight line to an intersection of the shore line of Big Lake with the Northwesterly line of the Southeasterly 10 feet of said Lot 9 extended Southwesterly to the shore of Big Lake;  
Thence Southeasterly along the shore line of Big Lake to an intersection of said shore line of Big Lake with the Northwesterly line of said Lot 7, extended Southwesterly to the shore line of Big Lake;  
Thence Northeasterly in a straight line to the point of beginning;

TOGETHER WITH that portion of said Lot 8, Block 43, lying Southeasterly of the following described line:

Commencing at the intersection of the Southwesterly line of said 40 foot strip conveyed to Skagit County by Deed dated October 9, 1946 and recorded under Auditor's File No. 397033, records of Skagit County, Washington, with the Southeasterly line of said Lot 8;  
Thence North 37°42'31" West along the Southwesterly line of said 40 foot strip, a distance of 5.00 feet to the initial point of this line description;  
thence South 63°41'33" West, a distance of 72.60 feet;  
thence South 58°47'01" West, a distance of 14.60 feet;  
thence South 60°13'28" West, a distance of 16.96 feet;  
thence South 60°33'19" West, a distance of 62.47 feet to an existing aluminum pipe;  
thence continuing South 60°33'19" West, a distance of 16 feet, more or less, to the ordinary high water line of Big Lake and the terminal point of this line description;

EXCEPT any portion lying Northwesterly of the following described line:

Commencing at the intersection of the Southwesterly line of said 40 foot strip conveyed to Skagit County by Deed dated October 9, 1946 and recorded under Auditor's File No. 397033, records of Skagit County, Washington, with the Southeasterly line of said Lot 8;  
Thence North 37°42'31" West along the Southwesterly line of said 40 foot strip, a distance of 5.00 feet to the initial point of this line description;  
thence South 63°41'33" West, a distance of 72.60 feet;  
thence South 58°47'01" West, a distance of 14.60 feet;  
thence South 60°13'28" West, a distance of 16.96 feet;  
thence South 60°33'19" West, a distance of 62.47 feet to an existing aluminum pipe;  
thence continuing South 60°33'19" West, a distance of 16 feet, more or less, to the ordinary high water line of Big Lake and the terminal point of this line description;

AND 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 below and between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of that certain tract of land in Block 43, and vacated Lakeside Boulevard of "THE TOWN OF MONTEBORNE", according to the plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, conveyed to J. Warren Clancy, et ux, by Deeds recorded April 2, 1979, and September 2, 1981, as Auditor's File Nos. 7904020017 and 8109020024, records of Skagit County, Washington.

Situated in Skagit County, Washington.

LINE "RR":

Begin at a point on the North line of the South Half of Government Lot 6 of Section 6, Township 33

Statutory Warranty Deed (LPB 10-05)  
WA0000059.doc / Updated: 05.17.11

WA-CT-FNRV-620019-620012914



201108090080  
Skagit County Auditor

**EXHIBIT "A"**  
Legal Description

North, Range 5 East of the Willamette Meridian, which is midway between the centerline of the original 100-foot wide right-of-way of the Seattle Lake Shore and Eastern Railway and the centerline of the last mainline tract of the Northern Pacific Railway as it existed in 1970;  
Thence Northerly on a line drawn midway between the centerline of the original 100-foot wide right-of-way and the centerline of the above described mainline track to the point of intersection of said centerlines, said point being the terminus of this line description.

Situated in Skagit County, Washington.



**EXHIBIT "B"**  
Exceptions

1. Agreement, including the terms and conditions thereof, entered into;  
By: Robin Bistodeau, Alan Lee Campbell and Joanne P. Campbell  
Recorded: June 21, 2002  
Auditor's No.: 200206210134, records of Skagit County, Washington  
Providing: Maintenance and Use of the Dock
2. Affect, if any, of affidavit recorded April 25, 2002, under Auditor's File No. 200204250076, records of Skagit County, Washington, a copy of which is hereto attached.
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: August 12, 1996  
Auditor's No(s): 9608120121, records of Skagit County, Washington  
In favor of: Skagit County Sewer District No. 2  
For: Sewer
4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
5. Electric transmission and/or distribution line. Easement located within said premises as disclosed by our inspection dated July 19, 1994.
6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: March 14, 2003  
Recording No.: 200303140221  
Matters shown: Gravel drive
7. City, county or local improvement district assessments, if any.
8. Liability to future assessments, if any, levied by Big Lake Sewer District No. 2.

**Skagit County Right to Farm Ordinance**

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

