

When recorded return to:  
Ronald Antalek and Catherine Antalek  
22308 Dewdbey Trunk Road  
Maple Ridge, B.C. V2X3J2



201207050042  
Skagit County Auditor

7/5/2012 Page 1 of 5 1:54PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620015478

CHICAGO TITLE  
620015478

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Anthony Berwald and Lynette Berwald, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Ronald Antalek and Catherine Antalek, husband and wife  
the following described real estate, situated in the , State of Washington:

Abbreviated Legal: (Required if full legal not inserted above.) PTN LOS 14 & 15 Block 43 TOWN  
OF MONTBORNE TGW PTN OF RR

Tax Parcel Number(s):  
P74695  
4315-043-015-0003

Subject to: Covenants, conditions, restrictions and easements of record:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: June 29, 2012

\_\_\_\_\_  
Anthony Berwald  
  
\_\_\_\_\_  
Lynette Berwald

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20721994  
JUL 05 2012

Amount Paid \$ 6555.40  
Skagit Co. Treasurer  
By *man* Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON

COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that

ANTHONY BERWALD AND LYNETTE BERWALD

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

Dated: July 2 2012

MARCIE K. PALECK

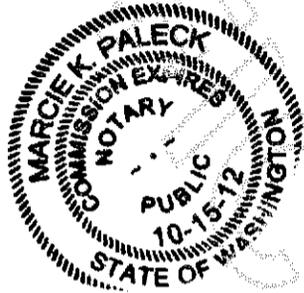
Marcie Paleck

Name:

Notary Public in and for the State of WASHINGTON

Residing at: MOUNT VERNON, WA

My appointment expires: October 15 2012



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P74695 and 4135-043-015-0003**

**PARCEL A:**

All of Lot 15 less the Northerly 20 feet thereof and the Northerly 30 feet of Lot 14, Block 43, PLAT OF THE TOWN OF MONTBORNE, according to the plat thereof, recorded in Volume 9 of Plats, page 80, records of Skagit County, Washington;

EXCEPT the Northeasterly 40 feet of said premises conveyed to Skagit County by deed dated October 9, 1946, filed October 15, 1946 as file No. 397033 and recorded in Volume 213 of Deeds, page 368.

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

ALSO TOGETHER WITH that portion per Judgment Quieting Title to Real Property filed June 23, 2009 under Skagit County Superior Court Case No. 05-2-01634-8.

LESS that portion lying northwesterly of the following described line and southwesterly of the northeast 40 feet of said lot 15, as conveyed to Skagit County by deed recorded October 15, 1946 as Auditor's File No. 397033 in Volume 213 of Deed, Page 368:

LINE: beginning at a point on the southwesterly line of said Skagit County parcel that lies South 37 degrees 42' 31" East, a distance of 25.59 feet from the northwesterly line of said Lot 15, said point being the true point of beginning of this line description; thence South 48 degrees 23' 37" West, a distance of 141.91 feet, more or less, to the shoreline of Big Lake, said point being the terminus of this line description.

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, 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 Montborne, according to the plat thereof, recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, conveyed to R. Elaine Pedersen, et ux, by deed recorded December 27, 1983, under Auditor's File No. 8312270023, records of Skagit County, Washington.

**LINE RR:**

Begin at a point on the North line of the South Half of Government Lot 8 of Section 6, Township 33 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 last mainline track 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.

LESS that portion lying northeasterly of that portion of Lot 15, Block 43, Plat of the Town of Montborne, as conveyed to Skagit County by deed recorded October 15, 1946 as Auditor's File No. 397033 in Volume 213 of Deed, Page 368, and lying Northwesterly of the following described line:

LINE: Beginning at a point on the North line of the South half of Government Lot 6, Section 6, Township 23 North,

Supplemental Report - Legal Description  
SSCORPD1374.doc / Updated: 05.02.11



Printed: 07.02.12 @ 09:36AM by LK  
WA-CT-FNRV\0215062040 0000127



201207050042  
Skagit County Auditor

**EXHIBIT "A"**  
Legal Description  
(continued)

Range 5 East, W.M., 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 last mainline track 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 "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 29, 1979  
Auditor's No(s): 895626, records of Skagit County, Washington  
In favor of: Skagit County Sewer District No. 2  
For: Sanitary Sewers
2. Public and private easements, if any, over vacated portion of said premises.
3. 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.
4. Any rights, interests, or claims which may exist or arise by matters disclosed by survey,  
  
Recording Date: May 10, 2012  
Recording No.: 201205100063
5. Assessments, if any, levied by Skagit County Sewer District No. 2.
6. City, county or local improvement district assessments, if any.

**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.

