

When recorded return to:
Travis K. Winslow
820 135th Avenue S.E.
Shobomish, WA 98290



Skagit County Auditor \$76.00
7/31/2014 Page 1 of 5 1:49PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St.
Mount Vernon, WA 98273
Escrow No.: 620021324

CHICAGO TITLE
620021324

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald Antalek and Catherine Antalek, 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 Travis K. Winslow, a married man as his separate estate
the following described real estate, situated in the County of Skagit, State of Washington:

A portion of Lots 14 and 15, Block 43, PLAT OF THE TOWN OF MONTBORNE, together with a
portion of railroad right-of-way, as more fully described in Exhibit "A" which is attached hereto and
made a part hereof.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P74695 / 4135-043-015-0003

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620021324, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: July 28, 2014

Ronald Antalek

Catherine

Catherine Antalek

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Catherine Antalek

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: July 28, 2014



Marcia J. Jennings

Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2016

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20142766
JUL 31 2014
Amount Paid \$ 7854.80
Skagit Co. Treasurer
By: *YAG* Deputy

When recorded return to:
Travis K. Winslow
820 135th Avenue S.E.
Snohomish, WA 98290

Filed for record at the request of:

 **CHICAGO TITLE**
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021324

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald Antalek and Catherine Antalek, 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 Travis K. Winslow, a married man as his separate estate
the following described real estate, situated in the County of Skagit, State of Washington:

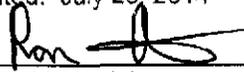
A portion of Lots 14 and 15, Block 43, PLAT OF THE TOWN OF MONTBORNE, together with a
portion of railroad right-of-way, as more fully described in Exhibit "A" which is attached hereto and
made a part hereof.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P74695 / 4135-043-015-0003

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620021324, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: July 28, 2014



Ronald Antalek



Catherine Antalek

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Catherine Antalek
_____ 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: July 28, 2014




Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2016

Statutory Warranty Deed (LPB 10-05)
WA000059.doc / Updated: 07.30.13

WA-CT-FNRV-02150.620019-620021324

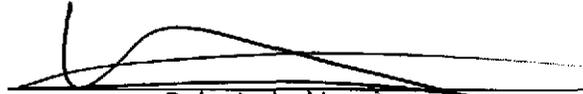


Statutory Warranty Deed

Province of British Columbia, Canada
State of British Columbia, Canada
County of Westminster

I certify that I know or have satisfactory evidence that Ronald Antalek
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 29, 2014


Name: Robert L. Harris
Notary Public in and for the State of British Columbia
Residing at: Maple Ridge, BC
My appointment expires: Non-Expiring

ROBERT L. HARRIS
BARRISTER & SOLICITOR
22334 McIntosh Avenue
Maple Ridge BC V2X 3C1
467-6951



EXHIBIT "A"

Order No.: 620021324

For APN/Parcel ID(s): P74695 / 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, 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.



SCHEDULE "B"

SPECIAL 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.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

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.

