

After recording return to:

**JAMES S NELSON
THERESA A NELSON
18506 SOUTH WESTVIEW ROAD
Mount Vernon, WA 98274**



201611010072

Skagit County Auditor

\$76.00

11/1/2016 Page

1 of

4 1:14PM

Reference: 40177255-803-LT1

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

112381

THE GRANTOR(S) **Donald R. Molitor and E. Jean Molitor, Co-Trustees of the Donald R. Molitor and E. Jean Molitor Family Revocable Trust dated January 28, 2005**

for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration

in hand paid, conveys and warrants to **JAMES S NELSON and THERESA A NELSON, a married couple**

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

See Exhibit "A" attached hereto

Subject to: Those items specifically set forth on Exhibit "B" attached hereto.

Abbreviated Legal: Ptn. Lots 10 and 11, Block 43, Montborne

Tax Parcel Number(s): 4135-043-011-0007 (P74692)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20164992
NOV 01 2016

Amount Paid \$ 7107.20
Skagit Co. Treasurer
By *man* Deputy

Statutory Warranty Deed

LPB-10-05 (ltr) (1/06)

CW Title and Escrow

Dated: October 26, 2016

SELLER:

**The Donald R. Molitor and E.
Jean Molitor Family
Revocable Trust, dated
January 28, 2005**

Donald R. Molitor, Trustee 10/27/2016
Donald R. Molitor, Trustee Date

E. Jean Molitor, Trustee
E. Jean Molitor, Trustee

State of Washington ^{SD} Az

County of Pinal

SS:

On this 27 day of October, 2016, before me personally appeared Donald R. Molitor, Trustee, E. Jean Molitor, Trustee, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, and on oath stated that they were was authorized to execute the instrument and acknowledged it as the _____ of _____ to be

the free and voluntary act of such party for the uses and purposes therein mentioned.
Given under my hand and official seal the day and year last above written.

Susan Deurloo

Notary Public in and for the State of Arizona
Residing at Pima County AZ
My Appointment expires: 10/23/19

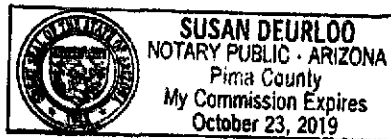
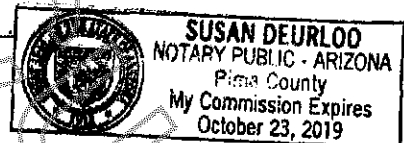


Exhibit A

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

PARCEL "A":

All of Lot 11, less the Northerly 10 feet thereof and the Northerly 20 feet of Lot 10, Block 43, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 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, under Auditor's File No. 397033 and recorded in Volume 213 of Deeds, page 368.

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

PARCEL "B":

That portion of Lots 9 and 10, Block 43, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per 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, recorded under Auditor's File No. 397033, in Volume 213 of Deeds, page 368, 5.0 feet Southeasterly of the Northwesterly line of said Lot 9; thence Northwesterly along the Southwesterly line of said 40 foot roadway, a distance of 25.0 feet; thence Southwesterly parallel to the Northwesterly line of said Lot 10 and the Northwesterly line thereof extended to the shore line of Big Lake; thence Northeasterly in a straight line to the point of beginning.

PARCEL "C":

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 "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON" as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, conveyed to Jean Nelson by deed recorded October 11, 1972, under Auditor's File No. 775205.

Line "RR": Begin at a point on the North line of the South ½ of Government Lot 6 of Section 6, Township 33 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 centerline of 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.

EXCEPT that portion awarded to Betty Lois Prothero in Skagit County Superior Court Case No. 97-2-01674-9.

Exhibit B

A. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.
River/Creek: Skagit River

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. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a municipal corporation
Recorded: January 30, 1979
Auditor's No. 895770
Purpose: Sanitary sewers
Area Affected: A 10 foot strip of land

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey
Recorded: August 26, 1993
Auditor's No.: 9308260111
Affects: Subject property and other property

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey
Recorded: August 22, 1997
Auditor's No.: 9708220039
Affects: Subject property and other property