


When recorded return to:  
Jacob M Hubbard and Carmen L Hubbard  
1425 Wildflower Way  
Sedro Woolley, WA 98284

  
201703290079  
Skagit County Auditor  
3/29/2017 Page 1 of 4 3:44PM \$76.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030001

CHICAGO TITLE  
020030001

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Danny Eades and Ann Marie Waters, 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 Jacob M Hubbard and Carmen L Hubbard, a married couple

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.)

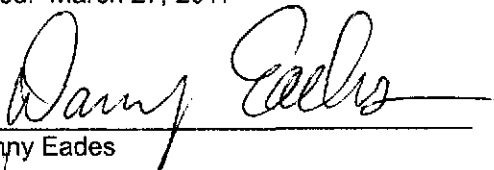
PTN BLK 5 TOWN OF MONTBORNE TGW PTN RR ROW AND VACATED STREET Tax/Map  
ID(s):

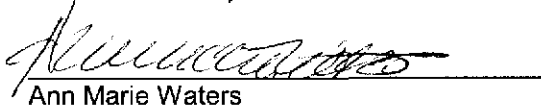
Tax Parcel Number(s): P74725 / 4136-005-010-0006,

Subject to:

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

Dated: March 27, 2017

  
Danny Eades

  
Ann Marie Waters

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20171229  
MAR 29 2017

Amount Paid \$1464.60  
Skagit Co. Treasurer  
By *mem* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Danny Eades and Ann Marie Waters  
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: 3/23/2017

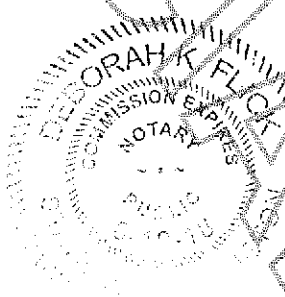


Name: DEBORAH K. FLICK

Notary Public in and for the State of WA

Residing at: Port Angeles

My appointment expires 8/19/18



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P74725 / 4136-005-010-0006**

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Parcel A:

That portion of the below described Tract "X" lying Northwesternly of the following described line:

Commencing at the intersection of the centerline of Therese Avenue (SR No. 9) and vacated Sheridan Avenue as shown on the "Plat of Reserve Addition to the Town of Montborne", recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington and more recently depicted on that certain Record of Survey map recorded under Skagit County Auditor's File No. 9401210047, records of Skagit County, Washington;

Thence South 43°01'21" East along the Centerline of said Therese Avenue (SR No. 9) for a distance of 222.13 feet to the true point of beginning of said line description;

Thence South 47°38'15" West parallel with the centerline of said vacated Sheridan Avenue (as shown on said Record of Survey map recorded under Skagit County Auditor's File No. 9401210047, records of Skagit County, Washington) for a distance of 40.00 feet to the Northeasterly line of Lot 6, Block 5 said "Plat of Reserve Addition to the Town of Montborne";

Thence continue South 47°38'15" West for a distance of 142.84 feet, more or less, to the Southwesterly line of said Lot 6, Block 5;

Thence continue South 47°38'15" West for a distance of 44.46 feet, more or less, to the below described "RR" line and being the terminus of said line description.

Tract "X"

The Northwesternly Half of Hancock Street as said Street is shown on the "Plat of Reserve Addition to the Town of Montborne", in Skagit County, Washington as per plat recorded in Volume 2 of Plats, page 59, and the abutting railroad right of way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lakeshore and Eastern Railway) lying between the South line of Therese Avenue and line "RR" described as below.

TOGETHER WITH Lots 1 through 10 of Block 5 "Plat of Reserve Addition to the Town of Montborne", as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington.

ALSO THAT portion of the 100 foot wide Railroad right of way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle lakeshore and Eastern Railway) lying Easterly of the line "RR" described below and lying Easterly of that portion of the centerline of said right of way lying Northerly of line "RR" and lying between the Southwesterly extensions of the centerline of Sheridan Street and the Northerly line of Hancock Street as said streets are delineated on the above referenced "Plat of the Reserve Addition to the Town of Montborne."

TOGETHER WITH that portion of Sheridan Street lying Southeasterly of the centerline and lying between Block 5 and Block 6, said "Plat of the Town of Montborne."

LINE RR

Beginning at a point on the North line of the South Half of Government Lot 6 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 Seattle Lakeshore 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 right of way and the centerline of the above described mainline tract to the point of intersection of said centerlines, said point being the terminus of this line description.

Situate in Skagit County, Washington

**EXHIBIT "B"**  
Exceptions

1. Public and private easements, if any, over vacated portion of said premises.
2. Survey  
Recording Date: June 27, 1991  
Recording No.: 910627046
3. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof  
Recording Date: January 9, 2004  
Recording No.: 200401090030
4. Assessments, if any, levied by Skagit County Sewer District No. 2.
5. City, county or local improvement district assessments, if any.