

AFTER RECORDING MAIL TO:

John T. Holmgren and Barbara N. Holmgren
5502 161st PL NE
Redmond, WA 98052



Skagit County Auditor
5/12/2017 Page 1 of 3 11:53AM \$75.00

CHICAGO TITLE
U20029314

STATUTORY WARRANTY DEED

Escrow No. 17020036LC
Title Order No. 620029314

THE GRANTOR(S) William D. Wright and Julie M. Wright, a married couple

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to John T. Holmgren and Barbara N. Holmgren, a married couple

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

See attached Exhibit "A" for legal description

Abbreviated Legal: (Required is full legal not inserted above) Lot(s): 15-16 Block: 41 Montborne

Tax Parcel Number(s): P74669/41350410160006

Subject to: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment 620029314, issued by Chicago Title Insurance Company, and set forth in Exhibit "B" attached hereto and by this reference made a part thereof.

Dated: May 1, 2017

William D. Wright
William D. Wright

Julie M. Wright
Julie M. Wright

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 WHT
MAY 12 2017
Amount Paid \$745.00
Skagit Co. Treasurer
By *M6* Deputy

STATE OF Washington

) ss.

COUNTY OF

I certify that I know or have satisfactory evidence that William D. Wright and Julie M. Wright are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8th day of May, 2017

Felicia Marie Cisneros
Felicia Marie Cisneros
Notary Public in and for the State of Washington
residing at *Arhiston*
My Commission Expires: 11/28/2017

FELICIA MARIE CISNEROS
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 11-28-2017

EXHIBIT "A"
Legal Description

PARCEL A:

Lots 15 and 16, Block 41, PLAT OF THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington;

TOGETHER WITH those portions of Lakeside Boulevard (now vacated) which have attached thereto by operation of law;

EXCEPT the Northeasterly 40 feet of said premises conveyed to Skagit County by deed dated October 9, 1946, and recorded October 15, 1946, in Volume 213 of Deeds, page 368, under Auditor's File No. 397033, records of Skagit County, Washington.

PARCEL B:

That portion of the 100-foot wide railroad right-of-way commonly known as the Northern Pacific Railway (as originally conveyed to the Seattle Lake Shore and Eastern Railway), adjoining Block 41 of the Plat of The Town of Montborne, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, that lies Westerly of the centerline of said right-of-way and between the Northeasterly extensions of both the Northwesterly and the Southeasterly lines of that certain tract of land conveyed to Harry L. Kline, et ux, by deed recorded October 31, 1966, under Auditor's File No. 690328, records of Skagit County, Washington.

Situated in Skagit County, Washington

EXHIBIT "B"

Easement, including the terms and conditions thereof, granted by instrument

Recorded: June 30, 1978
Auditor's No.: 895756, records of Skagit County, WA
In favor of: Skagit County Sewer District No. 2
For: Sanitary sewers with necessary appurtenances
Affects: A strip of land 10 feet in width as constructed within 70 feet of the line of normal high water

Exceptions and reservations as contained in Deed

From: State of Washington
Recorded: July 29, 1968
Auditor's No.: 716381, records of Skagit County, WA
As follows: Subject, however, to an easement for a right to overflow granted to Day Lumber Company on April 7, 1924, under application No. 12096

Public and/or private easements, if any, located within vacated portion of said premises.

Any question that may arise as to location of lateral boundaries of Big Lake described herein.

Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land OR to use any portion of the land which is now or may formerly have been covered by water.

Right of use, control, or regulation by the United States of America in the exercise of power over navigation.

Any question that may arise due to shifting or change of the line of high water of Big Lake OR due to said lake having shifted or changed its line of high water.

Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the Big Lake, if navigable.

Terms, conditions, and restrictions of that instrument entitled Low Flow Mitigation Summary;

Recorded: September 18, 2000
Auditor's No(s): 200009180090, records of Skagit County, Washington

Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;

Recorded: September 18, 2000
Auditor's No(s): 200009180089, records of Skagit County, Washington

City, county or local improvement district assessments, if any.