

When recorded return to:
Charma Moreno and Richard Pavilion
5919 Bow Street
Bow, WA 98232



Skagit County Auditor
8/15/2017 Page

\$79.00
1 of 6 2:01PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031726

CHICAGO TITLE
620031726

STATUTORY WARRANTY DEED

THE GRANTOR(S) Crystal R. Robson, who acquired title as Crystal R. Padgett, as her separate estate and Keith A. Padgett and Sylvia A. Padgett, 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 Charma Moreno and Richard Pavilion, wife and husband

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.)

Lot(s): Ptn 6-9 Block: 1 Browns Add. to Bow

Tax Parcel Number(s): P71277 / 4075-001-009-0001,

Subject to:

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

Dated: August 4, 2017

Crystal R. Robson
Crystal R. Robson

Matthew Robson
Matthew Robson

Keith A. Padgett
Keith A. Padgett

Sylvia A. Padgett
Sylvia A. Padgett

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173800
AUG 15 2017

Amount Paid \$6662.20
Skagit Co. Treasurer
By nam Deputy

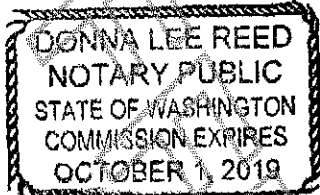
STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Crystal R. Robson and Matthew Robson is the person 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: 8/14/17

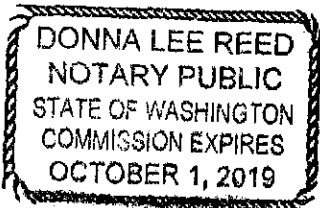


Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Mayville, WA
My appointment expires: 10/1/2019

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Keith A. Padgett and Sylvia A. Padgett 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: 8/14/17



Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Mayville, WA
My appointment expires: 10/1/2019

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P71277 / 4075-001-009-0001

EXHIBIT "A"
Legal Description
(continued)

The following described portion of Parcel A lying Southerly of Line C shall be recombined or reaggregated as a single lot of record:

PARCEL A:

Lots 6 to 9, inclusive, Block 1, BROWNS ADDITION TO BOW, according to the plat thereof recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington;

TOGETHER WITH that portion of vacated River Drive that reverted thereto by operation of law pursuant to Order of Vacation filed on September 16, 1975, under Commissioners File No. 13750;

EXCEPT that portion of vacated River Drive as delineated on Browns Addition to Bow, according to the plat thereof, recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of Lot 9 in said Browns Addition to Bow, also being a point on the East line of Bow Street;
Thence North along said East line of Bow Street for a distance of 8.00 feet;
Thence South 82°31'05" East for a distance of 123.25 feet;
Thence South 69°26'33" East for a distance of 38.32 feet, more or less, to the Easterly line of River Drive and the true point of beginning;
Thence North 27°47'00" East for a distance of 65.16 feet along the Easterly line of vacated River Drive;
Thence North 51°51'56" West for a distance of 11.52 feet;
Thence South 18°13'00" West for a distance of 68.18 feet to the point of beginning;

AND EXCEPT that portion of Lot 9, Block 1, and that portion of vacated River Drive in Browns Addition to Bow, according to the plat thereof, recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of Lot 9 also being a point on the East line of Bow Street;
Thence North along said East line of Bow Street for a distance of 8 feet;
Thence South 82°31'05" East, for a distance of 123.25 feet;
Thence South 69°26'33" East for a distance of 38.32 feet, more or less, to the Easterly line of River Drive;
Thence North 73°42'00" West, for a distance of 40.82 feet, more or less, to a point on the Westerly line of vacated River Drive, said point also being the East corner common to Lots 9 and 10 of said Brown's Addition;
Thence West along the common boundary of said Lots 9 and 10 for a distance of 120.00 feet to the point of beginning.

Situated in Skagit County, Washington.

LINE C:

Begin at a point on the Northwestern line of Lot 6 in Block 1, BROWNS ADDITION TO BOW, according to the plat thereof, recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington, that lies on a line parallel with and 16 feet Southwesterly of the Southwesterly line of Lot 5 of said Block, when measured at right angles thereto;
Thence Southeasterly along said parallel line and its Southeasterly extension to a point on the Southeasterly line of vacated River Drive, said point being the terminus of this line description;

ALL OF THE ABOVE TOGETHER WITH that portion of Lots 6 and 7, Brown's Addition to Bow, according to the plat thereof, recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington;

TOGETHER WITH that portion of vacated River Drive that reverted thereto by operation of law pursuant to Order of Vacation filed on September 16, 1975, under Commissioners File No. 13750 described as follows:

EXHIBIT "A"

Legal Description (continued)

Beginning at a point on the Northwestern line of Lot 6 in Block 1, BROWN'S ADDITION TO BOW, according to the plat thereof, recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington, that lies on a line parallel with and 16 feet Southwesterly of the Southwesterly line of Lot 5 of said Block, when measured at right angles thereto;
Thence Southeasterly along said parallel line and its Southeasterly extension for a distance of 191.31 feet to a point within vacated River Drive;
Thence North 18°13'00" East for a distance of 20.39 feet;
Thence North 57°48'11" West for a distance of 185.36 feet to the point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: November 8, 1988
Auditor's No(s): 8811080031, records of Skagit County, Washington
In favor of: Don and Shirley Halgren, husband and wife
For: Drainfield
Affects: South 20 feet of said premises
2. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands;
Recorded: December 1, 2005 and May 14, 2007
Auditor's No(s): 200512010143 and 200705140182, records of Skagit County, Washington
3. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;
Recorded: July 2, 2007
Auditor's No(s): 200707020116, records of Skagit County, Washington
4. Record of Survey;
Recorded: December 26, 2007
Auditor's File No.: 200712260071, records of Skagit County, Washington
5. 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.
6. Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road,
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Blanchard Edison Water Association.