

When recorded return to:
Janice Marker
18324 South West View Road
Mount Vernon, WA 98274



201709070037
Skagit County Auditor \$77.00
9/7/2017 Page 1 of 4 1:44PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032140

CHICAGO TITLE
020032140

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shirley Haley, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Janice Marker, a married person as her sole and separate property

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): 23 PTN 22 & 24 Block: 42 TOWN OF MONTBORNE TOW PTN VACATED STREET
AND PTN RR ROW

Tax Parcel Number(s): P74687 / ~~4135-042-0004~~ 4135-042-024-0004

Subject to:

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

Dated: August 29, 2017

Shirley Haley

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174239

SEP 07 2017

Amount Paid \$ 12821.⁰⁰
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Shirley Haley is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-10-17

Teresa D. Varney
Name: Teresa D. Varney
Notary Public in and for the State of WA
Residing at: Cummins Island
My appointment expires: 5/29/19

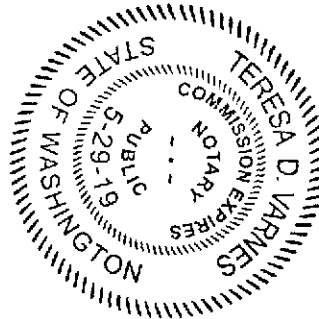


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P74687 / 4135-042-024-0004

PARCEL A:

The North Half of Lot 22, all of Lot 23 and the South Half of Lot 24, Block 42, PLAT OF THE TOWN OF MONTBORNE, as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Lakeside Boulevard adjoining said property on the West,

EXCEPT that portion thereof conveyed to Skagit County for road purposes.

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 the centerline of said right of way and between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of that certain tract of land in Block 42 and vacated Lakeside Boulevard of PLAT OF THE TOWN OF MONTBORNE, as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, conveyed to James Haley by Deed recorded October 23, 1973, under Auditor's File No. 792368.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County Sewer District No. 2
Purpose: Sanitary sewers with necessary appurtenances
Recording Date: January 30, 1979
Recording No.: 895746
Affects: Portion of said premises
2. Low Flow Mitigation Summary including the terms, covenants and provisions thereof

Recording Date: July 24, 2000
Recording No.: 200007240078
3. Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: November 6, 2000
Recording No.: 200011060067
4. Special Use Application SU 00 0456 and Variance Applications VA 00 0303 including the terms, covenants and provisions thereof

Recording Date: November 30, 2000
Recording No.: 200011300137
5. Public or private easements, if any, over vacated portion of said premises.
6. 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.
7. City, county or local improvement district assessments, if any.