

When recorded return to:
Charles S. Seel and Donna K. Seel
23932 North Westview Road
Mount Vernon, WA 98274



201710160166

Skagit County Auditor
10/16/2017 Page 1 of 8 11:46AM \$81.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032367

CHICAGO TITLE
020032367

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mario M. Brown and JoDee A. Brown, 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 Charles S. Seel and Donna K. Seel, husband and wife

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): 18 and 19 WEST VIEW, REPLAT OF BLOCK 40, MONTBORNE

Tax Parcel Number(s): P119374 / 4137-000-018-0000, P74758 / 4137-000-019-0007,

Subject to:

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

Reserving unto the Grantor, their heirs and or assigns, an easement for ingress, egress and
utilities, over, under, across and through the portion of said premises described and delineated on
EXHIBIT "C" and "D" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174349
OCT 16 2017


Amount Paid \$ 17,360.00
Skagit Co. Treasurer

By *mb* Deputy

Page 1

STATUTORY WARRANTY DEED
(continued)

Dated: October 6, 2017



Mario M. Brown

JoBee A. Brown

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Mario M. Brown & Jodee A. Brown
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 10/13/17

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

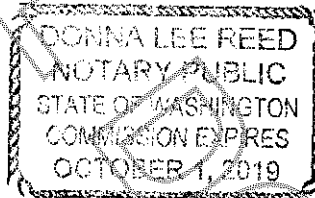


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P119374 / 4137-000-018-0000 and P74758 / 4137-000-019-0007

PARCEL A:

Lot 18, WEST VIEW, REPLAT OF BLOCK 40, MONTBORNE, according to the plat thereof recorded in Volume 6 of Plats, page 5, records of Skagit County, Washington.

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 (as originally conveyed to the Seattle Lake Shore and Eastern Railway), adjoining the Plat of West View, Replat of Block 40, Montborne, according to the plat thereof recorded in Volume 6 of Plats, page 5, 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 Southeasterly lines of Lot 18 of said plat;

EXCEPT that portion thereof, if any lying within a county road right-of-way.

Situated in Skagit County, Washington

PARCEL C:

Lot 19, WEST VIEW, REPLAT OF BLOCK 40, MONTBORNE, according to the plat thereof recorded in Volume 6 of Plats, page 5, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL D:

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 the Plat of West View, Replat of Block 40, Montborne, according to the plat thereof recorded in Volume 6 of Plats, page 5, 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 Southeasterly lines of Lot 19 of said plat;

EXCEPT that portion thereof, if any lying within a county road right-of-way.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Right granted to Day Lumber Company to overflow the shores of Big Lake under Order of the Department of Public Lands, dated April 7, 1924, filed for record in Volume 133 of Deeds, page 12, under Auditor's File No. 173578, records of Skagit County, Washington, to which reference is hereby made to the record for full particulars.
2. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons.
Recorded: June 5, 1951
Auditor's No.: 461716 and 461717, records of Skagit County, Washington
Executed By: P.A. Cornelius and Berdie L. Cornelius, husband and wife and H.B. Nelson and Ida M. Nelson, husband and wife
As Follows: The use of this lot for commercial purposes is hereby forbidden
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 29, 1978
Auditor's No(s): 895604, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer line
Affects: A 10 foot wide strip of land within 60 feet of the high water line
4. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: May 5, 2006
Recording No.: 200605050116
5. Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: December 12, 2006
Recording No.: 200612120170
6. Skagit County Planning and Development Services Findings of Fact including the terms, covenants and provisions thereof

Recording Date: December 18, 2006
Recording No.: 200612180204
7. Oder on Appeal AP07-0906 Appeal of an Administrative Determination including the terms, covenants and provisions thereof

Recording Date: March 14, 2008
Recording No.: 200803140104

EXHIBIT "B"

Exceptions (continued)

8. Plat Lot of Record Certification including the terms, covenants and provisions thereof
Recording Date: March 25, 2011
Recording No.: 201103250084
9. Protected Critical Area Site Plan including the terms, covenants and provisions thereof
Recording Date: April 1, 2011
Recording No.: 201104010046
10. Notice of Decision - Before the Skagit County Planning Director including the terms, covenants and provisions thereof
Recording Date: May 23, 2011
Recording No.: 201105230106
11. 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.
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by Skagit County Sewer District No. 2.

Skagit Surveyors and Engineers

806 Metcalf St. Sedro-Woolley, WA 98284
360.855.2121 360.855.1658(f)
www.sseconsultants.com

Exhibit "C"

LEGAL DESCRIPTION

FOR

MARIO BROWN

OF

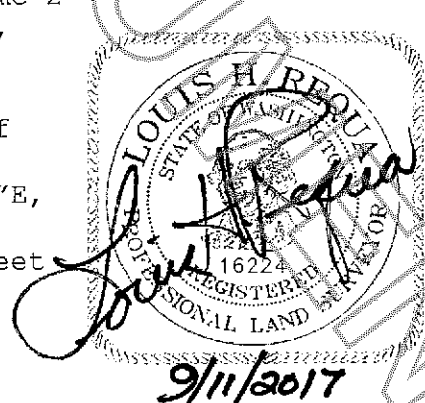
INGRESS, EGRESS and UTILITY EASEMENT

September 11, 2017

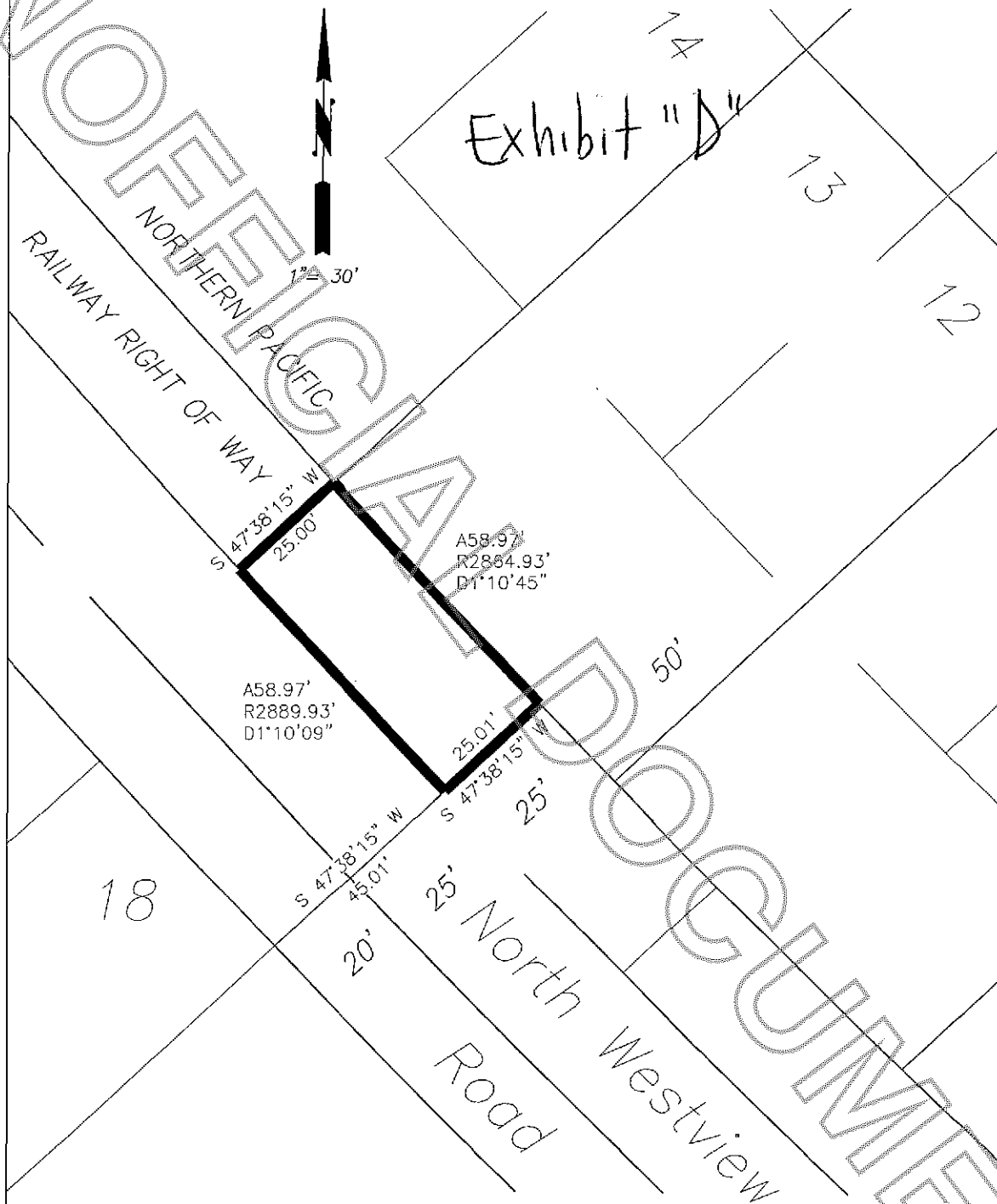
An easement for ingress, egress, and utilities, over, under, across and through that portion of the 100 feet wide railroad right of way commonly known as Northern Pacific Railway (as originally conveyed to the Seattle Lake Shore and Eastern Railway), adjoining the West View, Replat of Block 40, Montbourne, Skagit County, Washington per plat recorded in Volume 6 of Plats at page 5, records of Skagit County, Washington, described as follows:

Commencing at the most easterly corner of Lot 18 of said plat; thence N 47°38'15"E along the northeasterly prolongation of the southerly line of said Lot 18, a distance of 45.01 feet to a point on the northerly right of way line of North Westview Road and the point of beginning of this description; thence continuing N 47°38'15"E, a distance of 25.01 feet to the centerline of said 100 feet wide railway right of way; thence along said centerline northwesterly through a curve concave to the northeast, which radius point lies N 46°09'17"E, a distance of 2864.93 feet, through a central angle of 1°10'45", an arc distance of 58.97 feet; thence S 47°38'15"W along the southwesterly prolongation of the northerly line of Lot 13, Block 11, of the plat of Reserve Addition to the Town of Montbourne, Skagit County, Washington, per plat recorded in Volume 2 of Plats at page 59, records of Skagit County, Washington, a distance of 25.00 feet to the easterly right of way line of North Westview Road; thence southeasterly along said right of way line through a curve concave to the northeast, which radius point lies N 47°20'12"E, a distance of 1958.48 feet, through a central angle of 1°10'09", an arc distance of 58.97 feet to the point of beginning.

Situate in Skagit County, Washington.



A portion of Government Lot 1, Section 1, Township 33 North, Range 4 East, W.M.



SKAGIT SURVEYORS & ENGINEERS
806 METCALF ST.
SEDRO-WOOLLEY, WA 98284
(360) 855-2121

LN217035 09SEP17

Ingress, Egress and Utility Easement
Exhibit Map
for
MARIO BROWN