



201807060054

07/06/2018 01:47 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

AFTER RECORDING MAIL TO:

Eric James Lynch and Leigh Anne Lynch
8331 NE 119th Street
Kirkland, WA 98034

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201802964
JUL 06 2018

Amount Paid \$ 11130.00
Skagit Co. Treasurer
By *BJ* Deputy

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only
GUARDIAN NORTHWEST TITLE CO.

115696

STATUTORY WARRANTY DEED

File No: 4245-3079116 (SN)

Date: June 29, 2018

Grantor(s): **Estate of Cecile West**
Grantee(s): **Eric James Lynch and Leigh Anne Lynch**
Abbreviated Legal: **Portion Block 43, Montborne**
Additional Legal on page:
Assessor's Tax Parcel No(s): **4135-043-900-0803 (P74706)**

THE GRANTOR(S) Tawnya West, Personal Representative for the Estate of Cecile West, deceased for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Eric James Lynch and Leigh Anne Lynch, husband and wife**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Parcel "A":

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 Line "RR" described below and between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of that certain tract of land in Block 43 and vacated Lakeside Boulevard of "The Town of Montborne," as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, sold by Real Estate Contract recorded as Auditor's File No. 634911 to Fred West, et. ux.

Line "RR": Begin at a point on the North line of the South 1/2 of Government Lot 6 of Section 6, Township 33 North, Range 5 East W.M., which is midway between the centerline of the original 100 foot wide right-of-way of the Seattle Lake Shore and Eastern Railway and the centerline of the last mainline track of the Northern Pacific Railway as it existed in 1970; thence Northerly on a line drawn midway between the

APN: 4135-043-900-0803
(P74706)

Statutory Warranty Deed
- continued

File No.: 4245-3079116 (SN)

centerline of the original 100 foot wide right-of-way and the centerline of the above described mainline track to the point of intersection of said centerlines, said point being the terminus of this line description.

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 Line "RR" described below and between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of that certain tract of land in Block 43 and vacated Lakeside Boulevard of "The Town of Montborne," as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, conveyed to Fred West, et ux, by deed recorded January 27, 1982, as Auditor's File No. 8201270005.

Line "RR": Begin at a point on the North line of the South 1/2 of Government Lot 6 of Section 6, Township 33 North, Range 5 East W.M., which is midway between the centerline of the original 100 foot wide right-of-way of the Seattle Lake Shore and Eastern Railway and the centerline of the last mainline track 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 wide right-of-way and the centerline of the above described mainline track to the point of intersection of said centerlines, said point being the terminus of this line description.

Parcel "C":

That portion of Lots 1, 2 and 3, Block 43, "Plat of the Town of Montborne", according to the plat recorded in Volume 2 of Plats, page 80, records of Skagit Co., and that portion of vacated Lakeside Blvd. adjoining said lots described as follows:

Beginning at a point on the Southwesterly line of that certain 40 ft. roadway conveyed to Skagit Co. by deed dated October 9, 1946 and recorded under Auditor's File No. 397033, in vol 213 of deeds, page 368, 60 ft. Southeasterly of the Northwesterly line of said lot 1; thence Northwesterly along the Southwesterly line of said 40 ft. roadway a distance of 50 ft. to a point on said 40 ft. roadway that is 10 ft. Southeasterly of the Northwesterly line of said lot 1; thence Southwesterly in a straight line to an intersection of the shore line of Big Lake with the Northwesterly line of the Southeasterly 5 ft. of said Lot 3, extended Southwesterly to the shore line of Big Lake; thence Southeasterly along the shore line of Big Lake to an intersection of said shore line of Big Lake and the Southeasterly line of the Northwesterly 10 ft. of said lot 1, extended Southwesterly to the shore line of Big Lake; thence Northeasterly in a straight line to the point of beginning (Note: this Parcel "C" is the property identified as Auditor's File No. 634911 in Parcel "A" above.).

Parcel "D":

That portion of Lots 1, 2, 3 and 4, Block 43, "Plat of the Town of Montborne", according

APN: 4135-043-900-0803
(P74706)

Statutory Warranty Deed
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File No.: 4245-3079116 (SN)

to the plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, and that portion of vacated Lakeside Boulevard, adjoining said lots, described as follows:

Beginning at a point on the Southwesterly line of that certain 40 foot roadway conveyed to Skagit County by deed dated October 9, 1946 and recorded under Auditor's File No. 397033, in Volume 213 of Deeds, page 368, 10 feet Southeasterly of the Northwesterly line of said Lot 1: thence Northwesterly along the Southwesterly line of said 40 foot roadway a distance of 50.0 feet to the intersection with the Southeasterly line of said Lot 3; thence Southwesterly in a straight line to an intersection of the shore line of Big Lake with the Northwesterly line of the Southeasterly 15.0 feet of said Lot 4 extended Southwesterly to the shore line of Big Lake; thence Southeasterly along the shore line of Big Lake to an intersection of said shore line of Big Lake and the Northwesterly line of the Southeasterly 5.0 feet of said Lot 3 extended Southwesterly to the shore line of Big Lake; thence Northeasterly in a straight line to the point of beginning (Note: this Parcel "D" is the property identified as Auditor's File No. 8201270005 in Parcel "B" above).

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Tawnya West, Personal Representative for the
Estate of Cecile West, deceased


Tawnya West, Personal Representative


APN: 4135-043-900-0803
(P74706)

Statutory Warranty Deed
- continued

File No.: 4245-3079116 (SN)

STATE OF Washington)
)-ss
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that **Tawnya West**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Personal Representative of the Estate of Cecile West, deceased** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: July 5, 2018 _____ 



Notary Public in and for the State of Washington
Residing at: Kenmore, WA
My appointment expires: 04-04-2022