

201910280139

10/28/2019 03:52 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Sareena Presnell
22434 State Route 534
Mount Vernon, WA 98274

STATUTORY WARRANTY DEED

19-3350

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Judith N. Montoya, as her separate estate, 22524 Bulson Road, Mount Vernon, WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Sareena Presnell, an unmarried woman

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Ptns. SE – SW of Section 23 and ptns. NE - NW of Section 26; all in Township 33
North, Range 4 East

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 as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P17171 & 330423-3-005-0009 & P17342 & 330426-2-003-0000 & P133917 & 330423-3-
005-0109

Dated: 10-28-19

Judith N. Montoya by Susan E. Roughton, her Attorney In-Fact
Judith N. Montoya by Susan E. Roughton, her Attorney-In-Fact (Co-Agent)

Judith N. Montoya by Juanita J. Pitman, her Attorney - In - Fact
Judith N. Montoya by Juanita J. Pitman, her Attorney-In-Fact (Co-Agent)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-4724

OCT 28 2019

Amount Paid \$ 13,355.⁰⁰
Skagit Co. Treasurer
By *mlm* Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3350-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Susan E. Roughton and Juanita J. Pitman 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 the instrument, as Power of Attorneys for Judith N. Montoya

Dated: 28th day of October, 2019

[Handwritten Signature]
Signature

Notary
Title

My appointment expires: 1-7-23

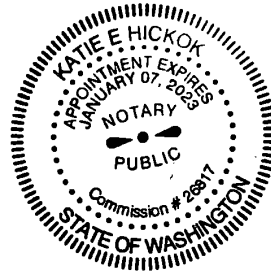


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 22434 State Route 534, Mount Vernon, WA 98274
Tax Parcel Number(s): P17171 & 330423-3-005-0009 & P17342 & 330426-2-003-0000 & P133917 & 330423-3-005-0109

Property Description:

PARCEL A:

The Southeast Quarter of the Southwest Quarter of Section 23, Township 33 North, Range 4, East of the Willamette Meridian,

EXCEPT that portion lying Northerly of the Southerly line of the State Highway No. 534;

EXCEPT that portion lying Southerly of the Northerly line of the railroad right of way conveyed to Puget Sound Pulp and Timber Company, by deed recorded November 3, 1948, under Auditor's File No. 424512, records of Skagit County;

AND EXCEPT the East 60 feet thereof.

PARCEL B:

That portion of the Northeast Quarter of the Northwest Quarter of Section 26, Township 33 North, Range 4, East of the Willamette Meridian, lying Northwesterly of a line drawn from the Northeast corner of said subdivision to the Southwest corner thereof;

EXCEPT that portion thereof lying Southerly of the Northerly line of the railroad right of way as conveyed to Puget Sound Pulp and Timber Company by deed recorded November 3, 1948, under Auditor's File No. 424512, records of Skagit County, and

EXCEPT that portion thereof lying Easterly of a line drawn parallel with and 60 feet Westerly of the Easterly line of said Tract.

PARCEL "C":

A non-exclusive easement for road purposes, established by Real Estate Contract recorded February 28, 1974 as Auditor's File No. 797310, over and across the East 60 feet of that portion of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 33 North, Range 4 East W.M., lying Southerly of State Highway No. 534 and over and across a 60 foot strip of land in the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 33 North, Range 4 East W.M., lying adjacent to and Northwesterly of a line drawn from the Northeast corner to the Southwest corner of said subdivision; EXCEPT that portion thereof lying Southerly of the Northerly line of the railroad right-of-way as conveyed to Puget Sound Pulp and Timber Company by deed recorded November 3, 1948 under Auditor's File No. 424512.

All situate in the County of Skagit, State of Washington.

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EXHIBIT B

19-3350-KH

1. Question of the exact location of the railroad right-of-way referenced in the legal descriptions as Auditor's File No. 424512 but which is actually a subsequent conveyance of the strip of land described on deed recorded December 5, 1919 as Auditor's File No. 137437 in Volume 115 of Deeds, Page 415, records of Skagit County, Washington.

2. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: H&O Logging Company
Recorded: February 28, 1974
Auditor's No. 797310
Purpose: Road
Area Affected: Parcel "C"

3. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Recorded: December 1, 2016
Auditor's No. 201612010057
Purpose: Utility systems for electricity and related purposes
Area Affected: The Westerly 530 feet of the Northerly 15 feet of the subject property

4. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Frontier Communications Northwest, Inc.
Recorded: April 26, 2018
Auditor's No. 201804260075
Purpose: Utility services as set forth therein
Area Affected: A 3-foot wide portion of the Subject Property

5. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Wave Business Solutions, LLC
Recorded: November 16, 2018
Auditor's No. 201811160134
Purpose: Utility services as set forth therein
Area Affected: A 3-foot wide portion of the Subject Property

6. SAID LANDS HAVE BEEN RECLASSIFIED FOR TAX PURPOSES, NOTICE OF WHICH IS GIVEN BY INSTRUMENT AS HEREIN SET FORTH. THEY WILL BE SUBJECT TO FURTHER TAXATION AND INTEREST THEREUPON AS PROVIDED BY CHAPTER 84.33 AND 84.34 R.C.W. UPON WITHDRAWAL FROM SUCH CLASSIFICATION OR CHANGE IN USE.

Reclassified As: Open Space
Recorded: November 7, 2017
Auditor's No.: 201711070004
Affects: That portion of the subject property taxed as P133917

Statutory Warranty Deed
LPB 10-05