

When recorded return to:
Zachary O. Smith
18484 South Westview Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1302
Apr 10 2020
Amount Paid \$11921.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620041650

Escrow No.: 620041650

STATUTORY WARRANTY DEED

THE GRANTOR(S) Travis K. Winslow, a married man, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Zachary O. Smith, a married man and Nathan L. Kloke, an
unmarried man

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.)

PTN LOTS 14 AND 15 Block: BLK 43 TOWN OF MONTBORNE TGW PTN RR ROW

Tax Parcel Number(s): P74695/4135-043-015-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 7, 2020


Travis K. Winslow

Barbara LE Winslow

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Travis K. Winslow and Barbara LE Winslow is/are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/9/2020


Name: Marissa Skar
Notary Public in and for the State of WA
Residing at: Manuwood
My appointment expires: 3/2/2021

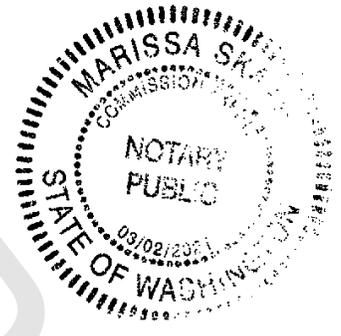


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P74695/4135-043-015-0003

PARCEL A:

All of Lot 15 less the Northerly 20 feet thereof and the Northerly 30 feet of Lot 14, Block 43, PLAT OF THE TOWN OF MONTBORNE, according to the plat thereof, recorded in Volume 9 of Plats, page 80, records of Skagit County, Washington;

EXCEPT the Northeasterly 40 feet of said premises conveyed to Skagit County by deed dated October 9, 1946, filed October 15, 1946 as file No. 397033 and recorded in Volume 213 of Deeds, page 368.

TOGETHER WITH that portion of vacated Lakeside Boulevard adjoining said premises;

ALSO TOGETHER WITH that portion per Judgment Quieting Title to Real Property filed June 23, 2009 under Skagit County Superior Court Case No. 05-2-01634-8.

LESS that portion lying northwesterly of the following described line and southwesterly of the northeast 40 feet of said lot 15, as conveyed to Skagit County by deed recorded October 15, 1946 as Auditor's File No. 397033 in Volume 213 of Deed, Page 368:

LINE: beginning at a point on the southwesterly line of said Skagit County parcel that lies South 37 degrees 42' 31" East, a distance of 25.59 feet from the northwesterly line of said Lot 15, said point being the true point of beginning of this line description; thence South 48 degrees 23' 37" West, a distance of 141.91 feet, more or less, to the shoreline of Big Lake, said point being the terminus of this line description.

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 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, according to the plat thereof, recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, conveyed to R. Elaine Pedersen, et ux, by deed recorded December 27, 1983, under Auditor's File No. 8312270023, records of Skagit County, Washington.

LINE RR:

Begin at a point on the North line of the South Half of Government Lot 8 of Section 6, Township 33 North, Range 5 East of the Willamette Meridian, 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 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.

EXHIBIT "A"
Legal Description
(continued)

LESS that portion lying northeasterly of that portion of Lot 15, Block 43, Plat of the Town of Montborne, as conveyed to Skagit County by deed recorded October 15, 1946 as Auditor's File No. 397033 in Volume 213 of Deed, Page 368, and lying Northwesterly of the following described line:

LINE: Beginning at a point on the North line of the South half of Government Lot 6, Section 6, Township 23 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 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.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 29, 1979
Auditor's No(s): 895626, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sanitary Sewers
2. Public and private easements, if any, over vacated portion of said premises.
3. 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.
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 201205100063
5. City, county or local improvement district assessments, if any.
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.