

When recorded return to:
Derek J Slotemaker and Susan C Slotemaker
12310 Gull Drive
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5538

Dec 28 2020

Amount Paid \$14769.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

CHICAGO TITLE COMPANY
620045459

Escrow No.: 620045459

**INSURED BY
CHICAGO TITLE**

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric James Lynch and Leigh Anne Lynch, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Derek J Slotemaker and Susan C Slotemaker, a married
couple

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): Ptn. 1, 2 and 3, Block: 43, Montborne


Tax Parcel Number(s): P74706 / 4135-043-900-0803

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 17, 2020



Eric James Lynch




Leigh Anne Lynch

State of WASHINGTON
County of ~~SKAGIT~~ King

I certify that I know or have satisfactory evidence that Eric James Lynch and Leigh Anne Lynch 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 this instrument.

Dated: 12/17/2020



Name: Candy Lara
Notary Public in and for the State of WA
Residing at: Bothell
My appointment expires: 9-19-21

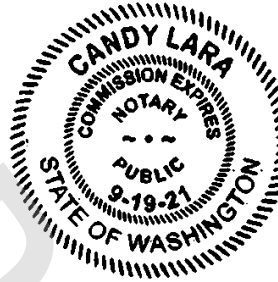


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P74706 / 4135-043-900-0803

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 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.

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.

Situated in Skagit County, Washington.

EXHIBIT "A"
Legal Description
(continued)

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.).

Situated in Skagit County, Washington.

Parcel "D":

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

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:	Robert Fabrick and Carolyn Fabrick
Purpose:	Ingress and egress
Recording Date:	February 9, 1998
Recording No.:	9802090051
Affects:	Parcel "A"

2. 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
Recording Date:	January 30, 1979
Recording No.:	895765
Affects:	Parcel "B"

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

Granted to:	Skagit County
Purpose:	Water collection system and related purposes
Recording Date:	October 15, 1996
Recording No.:	9610150024
Affects:	Parcel "B"

4. 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
Recording Date:	January 30, 1979
Recording No.:	895764
Affects:	Parcel "A"

5. 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.

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "B"
Exceptions
(continued)

7. City, county or local improvement district assessments, if any.