

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

Real Estate Excise Tax  
Exempt

Filed for record at the request of:

Skagit County Treasurer  
By Heather Beauvais  
Affidavit No. 2021-1656  
Date 04/19/2021



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

*\* re-record to correct the  
legal description \**

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 17, 2020

[Signature]  
Eric James Lynch

[Signature]  
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  
[Signature]  
Name: Candy Lara  
Notary Public in and for the State of WA  
Residing at: Bethel  
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 Northeastly extensions of both the Northwestery and Southeastery 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 86, 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 Northeastly extensions of both the Northwestery and Southeastery 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. Southeastery 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. Southeastery 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 Southeastery 5 ft. of said Lot 3, extended Southwesterly to the shore line of Big Lake; thence Southeastery along the shore line of Big Lake to an intersection of said shore line of Big Lake and the Southeastery line of the Northwesterly 10 ft. of said lot 1, extended Southwesterly to the shore line of Big Lake; thence Northeastery 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 Southeastery 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 an intersection with the Southeastery 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 Southeastery 15.0 feet of said Lot 4 extended Southwesterly to the shore line of Big Lake; thence Southeastery along the shore line of Big Lake to an intersection of said shore line of Big Lake and the Northwesterly line of the Southeastery 5.0 feet of said Lot 3 extended Southwesterly to the shore line of Big Lake; thence Northeastery in a straight line to the point of beginning (Note: this Parcel "D" is the property identified as Auditor's File No. 8261270005 in Parcel "B" above).

Situated in Skagit County, Washington.

**EXHIBIT "A"**

Order No.: 620045459A

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

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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.

EXCEPT the Northeasterly 47.50 feet as conveyed to Skagit County in Boundary Line Adjustment recorded under Skagit County Recording No. 202012160214.

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.

EXCEPT the Northeasterly 47.50 feet as conveyed to Skagit County in Boundary Line Adjustment recorded under Skagit County Recording No. 202012160214

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"**  
(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.

Parcel E:

That Portion of the Northeasterly 40 feet of Block 43, 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, lying between the Northeasterly extension of the Northwesterly line of the Property identified as Auditor's File No. 8201270005 and the Northeasterly extension of the Southeasterly line of the property identified as Auditor's File No. 634911, all records of Skagit County, Washington.

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.: 9610160024  
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.

STATE OF WASHINGTON  
COUNTY OF SKAGIT COUNTY } SS

As Auditor of Skagit County County, I do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in this office.

IN WITNESS WHEREOF, I set my hand and seal as Auditor of Skagit County County this 15th day of April, 2021.

*Sandra Perkins*  
Auditor

*Julia Koval*  
Deputy Auditor

