

When recorded return to:

Jill Reynolds
15612 72nd Drive Southeast
Snohomish, WA 98296

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cindy Lou Wilson and Karalu M. Bradley, Co-Trustees of The Helga E. Stennes Revocable Living Trust dated June 28, 1996, 18623 West Big Lake Boulevard, Mount Vernon, WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jill Reynolds, an unmarried person

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: Property 1:
Ptn. Lots 17 & 18, Block 41 Town of Montbome, TGW Vac RR

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): P74671

Dated: 03-21-2022

The Helga E. Stennes Revocable Living Trust dated June 28, 1996

By: Cindy Lou Wilson, Co-Trustee
Cindy Lou Wilson, Co-Trustee

By: Karalu M. Bradley, Co-Trustee
Karalu M. Bradley, Co-Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221148

Mar 24 2022

Amount Paid \$13345.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14968-TJ

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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 21st day of March, 2022 by Cindy Lou Wilson and Karalu M. Bradley, Co-Trustees of The Helga E. Stennes Revocable Living Trust dated June 28, 1996.

Doug Clark
Signature

Notary Public
Title

My appointment expires: 12-15-25

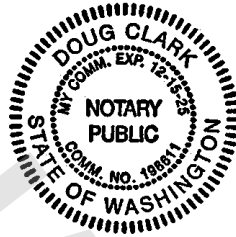


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 24094 North West View Road, Mount Vernon, WA 98274
Tax Parcel Number(s): P74671

Property Description:

Parcel A:

Lots 17 and 18, Block 41, Plat of the Town of Montborne, as per plat recorded in Volume 2 of Plats, Page 80 records of Skagit County, Washington.

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

EXCEPT the Northeasterly 40 feet of said lots conveyed to Skagit County by deed dated October 9, 1946 and recorded October 15, 1946 as Auditor's File No. 397033 in Volume 213 of Deed at Page 368.

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), adjoining Block 41 of the Plat of the "Town of Montborne" as per plat recorded in Volume 2 of Plats, Page 80, records of Skagit County, Washington, that lies Westerly of the centerline of said right-of-way and between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of that certain tract of land conveyed to A.M. Stennes, et ux, by deed recorded April 28, 1975 as Auditor's File No. 819649.

EXHIBIT B

22-14968-TJ

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Plat of the Town of Montborne recorded 05/24/1890 as Auditor's File No. Volume 2 of Plats, Page 80.
2. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)
3. Right granted to Day Lumber Company to overflow the shores of Big Lake under Order of the Department of Public Lands, dated April 7, 1924, filed for record in Volume 133 of Deeds, Page 12, under Auditor's No. 173578, records of Skagit County, Washington, to which reference is hereby made to the record for full particulars.
4. Easement, affecting a portion of subject property for the purpose of Sanitary sewers including terms and provisions thereof granted to Big Lake Sewer District No. 2 recorded 01/30/1979 as Auditor's File No. 895757.
5. Easement, affecting a portion of subject property for the purpose of natural gas line including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded 03/24/2004 as Auditor's File No. 200403240045.
6. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded 05/08/2018 as Auditor's File No. 201805080043. Said Survey shows South line of subject property.
7. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded 10/13/2021 as Auditor's File No. 2021210130080.