

When recorded return to:

Raymond B. VanMarrewyk and Sharon A. VanMarrewyk  
4001 46a Street  
Delta, BC V4K3N2 Canada

GNW 22-15824

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Craig P. Miller and Marnie L. Miller, husband and wife, \_\_\_\_\_,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Raymond B. VanMarrewyk and Sharon A. VanMarrewyk, husband and wife

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:  
Lot 17 and Ptn. Lot 16, Block 43, Town of Montborne

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): ~~274607~~ P74697

Dated: May 31, 2022

  
Craig P. Miller

  
Marnie L. Miller

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222252

May 31 2022

Amount Paid \$6905.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-15824-KH

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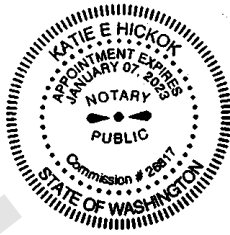
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 31<sup>st</sup> day of May, 2022 by Craig P. Miller and Marnie L. Miller.

  
Signature

Notary  
Title

My appointment expires: 1-7-23



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 18466 South Westview Road, Mount Vernon, WA 98274  
Tax Parcel Number(s): P74667

**Property Description:**

Lot 17 and the Northerly 10 feet of Lot 16, Block 43, "Plat of the Town of Montborne, Skagit County, Washington," according to the plat thereof, recorded in Volume 2 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 Auditor's File No. 397G33 and recorded in Volume 213 of Deeds, at Page 368.

TOGETHER WITH that portion of vacated Lakeside Boulevard adjoining which upon vacation reverted to said premises by operation of law. .

TOGETHER WITH that portion of Hancock Street vacated by Skagit County Superior Court Cause number 91-2-00641-8, that would attach by operation of law.

Situate in Skagit County, Washington

**EXHIBIT B**

22-15824-KH

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 May 21, 1890, in Volume 2 of Plats, page 80.
2. Easement, affecting a portion of subject property for the purpose of Sanitary Sewer including terms and provisions thereof granted to Skagit County Sewer District No. 2 recorded January 29, 1979 as Auditor's File No. 895628
3. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.
4. 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.)