

AFTER RECORDING RETURN TO:
JAMES E. ROSS
24128 N WESTVIEW RD
MOUNT VERNON, WA 98274-8130



200112280061
Skagit County Auditor

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SHORT LEGAL: LOTS 11 & 12, BLK 41, MONTBORNE
Full legal description is on page of this document.

TAX PARCEL NUMBER: 41350410120000

LAND TITLE COMPANY OF SKAGIT COUNTY P99513

LOAN # 5001110653

STATUTORY WARRANTY DEED

THE GRANTOR(S)

RAY LARSEN AND CAROLE LARSEN, HUSBAND AND WIFE

for and in consideration of TEN DOLLARS (10.00) and other good and valuable considerations in hand paid, conveys and warrants to:

JAMES E ROSS AND NANCY J ROSS, HUSBAND AND WIFE

the following described real estate, situated in the county of SKAGIT, State of Washington:

ATTACHED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

44488

DEC 28 2001

Amount Paid \$ 3825.00

Skagit Co. Treasurer

By Deputy

Including easements, restrictions, rights, reservations, zoning, conditions and/or covenants of record. Including but not limited to those encumbrances on face of plat or filed under recording numbers: 895754, 8806230069, SEE PLAT

DATED: December 26, 2001

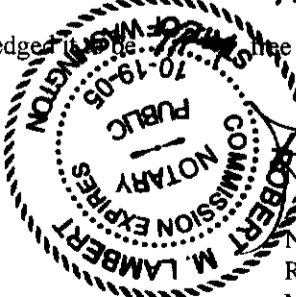
Ray Larsen
RAY LARSEN

Carole Larsen
CAROLE LARSEN

STATE OF WASHINGTON
COUNTY OF SKAGIT

I hereby certify that I know or have satisfactory evidence that Ray Larsen Carole Larsen signed this instrument and acknowledged the same to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATE: 26 Dec 01



Robert M. Lambert
Notary signature

Notary Printed Name
Residing at Manorville Washington

My commission expires: OCT 19, 2005

DESCRIPTION:

Lots 11 and 12, Block 41, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", 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 which would attach to said premises by due process of law; EXCEPT the Northeasterly 40 feet thereof as conveyed to Skagit County by Deed recorded under Auditor's File No. 397033, records of Skagit County, Washington.

TOGETHER WITH that portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway (as originally conveyed to the Seattle Lake Shore and Eastern Railway), adjoining Block 41, of the Plat of "PLAT OF THE TOWN 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 extension of both the Northwesterly and Southeasterly lines of that certain tract of land conveyed to R.M. Akervick, et ux, by deed recorded March 1, 1961, as Auditor's File No. 604727.

Situate in the County of Skagit, State of Washington.



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UNOFFICIAL DOCUMENT