



200312040086

Skagit County Auditor

12/4/2003 Page

1 of 1 1:25PM

AFTER RECORDING MAIL TO:

Name **ROBIN E. BISTODEAU**,
Address
City, State, Zip
B76045

Filed for Record at Request of First American Title of Skagit County

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

B76045E

THE GRANTOR DUANE A. HINRICHS, as his separate estate, who is also shown of record as **DUANE ALLAN HINRICHS** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to **ROBIN E. BISTODEAU**, a single individual the following described real estate, situated in the County of **SKAGIT**, State of Washington:

That portion of Lots 4, 5 and 6, 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, 30.0 feet Southeasterly of the Northwesterly line of said Lot 4; thence Northwesterly along the Southwesterly line of said 40 foot roadway, a distance of 50.0 feet to a point 20.0 feet Southeasterly of the Northwesterly line of said Lot 5; thence Southwesterly in a straight line to an intersection of the shore line of Big Lake with the Southeasterly line of the Northwesterly 10.0 feet of said Lot 6 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 15.0 feet of said Lot 5, extended Southwesterly to the shore line of Big Lake; thence Northeasterly in a straight line to the point of beginning.

ABREVIATED LEGAL: Lot(s) 4- 6, Block 43, of MONTBORNE, Map Book 2, Map Page 80
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.

Assessor's Property Tax Parcel Account Number(s): 4135-043-900-0308 (P74701)

Dated December 2, 2003.

6171
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

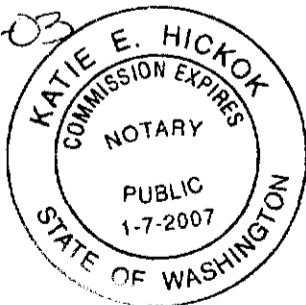
Duane A. Hinrichs
DUANE A. HINRICHS

DEC 04 2003

Amount Paid \$ 2677.50
STATE OF WASHINGTON Skagit County Treasurer
COUNTY OF Skagit By: *[Signature]* Deputy

I certify that I know or have satisfactory evidence that **DUANE A. HINRICHS** is the person who appeared before me, and said person acknowledged that ~~he/she/they~~ signed this instrument and acknowledged it to be ~~his/her/their~~ free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12-3-03



Katie E. Hickok
Notary Public in and for the State of Washington
Residing at *M+VERSION*
My appointment expires: *1-7-07*