



200905290083
Skagit County Auditor

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When recorded return to:

Terri Sligar
24338 Lee Road
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 96734

Statutory Warranty Deed

96734-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Nancy H. Hiestand, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Terri Sligar, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 10-13 and Ptn. Lot 14, Block 19, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON"

Tax Parcel Number(s): P74604, 4135-019-014-0004

Lots 10, 11, 12, 13 and the Northwesterly 20 feet of Lot 14, Block 19, "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.

TOGETHER WITH the Northeasterly 1/2 of Washington Street and the Southwesterly 1/2 of the alley adjacent thereto.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated 5-19-09

Nancy H. Hiestand
Nancy H. Hiestand

1520
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 29 2009

Amount Paid \$ 4633.00
Skagit Co. Treasurer
By MWA Deputy

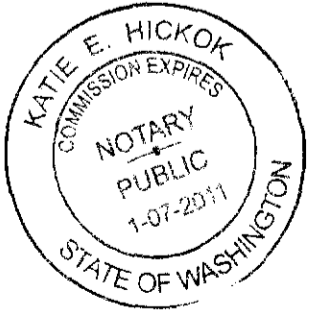
STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Nancy H. Hiestand, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5-21-09

Katie E. Hickok

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1/07/2011



EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED

Executed by: Patrick T. Hayden and Donna Lou Hayden,
husband and wife
Recorded: September 19, 1969
Auditor's No.: 731244
As Follows:

Subject, however, to the location of an existing fence line on Lot 14, the accuracy of which sellers do not warrant or guarantee.

B. RESERVATION CONTAINED IN DEED:

Executed by: Skagit County
Recorded: July 23, 2007
Auditor's No.: 200707230172
As Follows:

"This conveyance is subject to private easements and/or private rights-of-way, if any, over and across the above-described real property.

The above-described property is combined with adjoining properties of Grantee, and shall not be conveyed as separate building lots without compliance with the applicable Skagit County subdivision ordinance. The property described herein is to be aggregated with the property owned by Grantee as part of the recognition of the reversionary rights of Grantee to vacated streets and alleys, and is not for the purposes of creating additional building lot(s)."



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