

When recorded return to:
Daniel J. Segars and Kelli L. Segars
24128 North Westview Road
Mount Vernon, WA 98274

Recorded at the request of:

File Number: 107328

201404150071
Skagit County Auditor
4/15/2014 Page 1 of 3 1:45PM \$74.00

201404290076
Skagit County Auditor
4/29/2014 Page 1 of 4 1:43PM \$75.00

Statutory Warranty Deed

RE-REC'D TO CORRECT LEGAL

THE GRANTORS James E. Ross and Nancy J. Ross, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Daniel J. Segars and Kelli L. Segars, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:

Lots 11 and 12 Block 41 Town of Montborne

107328-1

Tax Parcel Number(s): P74667, 4135-041-012-0000

Lot 11 and 12, Block 41, "PLAT OF THE TOWN OF MONTBORNE ", according to the plat thereof 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.

SEE ATTACHED

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 "A" attached hereto

Dated 4-11-14

James E. Ross
James E. Ross

Nancy J. Ross
Nancy J. Ross

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20141411
APR 29 2014

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20141223
APR 15 2014

STATE OF Washington Amount Paid \$
COUNTY OF Skagit Skagit Co. Treasurer
By *mm* Deputy

Amount Paid \$ 12,910.00
Skagit Co. Treasurer
By *mm* Deputy

I certify that I know or have satisfactory evidence that James E. Ross and Nancy J. Ross, 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: 4-11-14

Katie Hickok

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at _____
My appointment expires: 1/07/2015

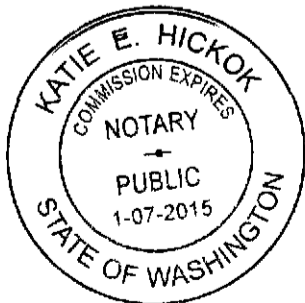


Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2
Recorded: January 30, 1979
Auditor's No.: 895754
Purpose: Sanitary Sewer
Area Affected: Portion of real estate under search

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Ernest Olmstead
Recorded: June 23, 1988
Auditor's No.: 8806230069
Purpose: Access
Area Affected: Portion of real estate under search

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: June 21, 2002
Auditor's No.: 200206210110

D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: September 12, 2002
Auditor's No.: 200209120015
Regarding: Protected Critical Area Site Plan

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

E. 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.)

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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F. 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.

G. Possible violation of rights of riparian proprietors of the body of water named below, because of the improvement herein stated, which extends into the bed of said body of water.

Name of Body of Water: Big Lake
Improvement: Dock

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



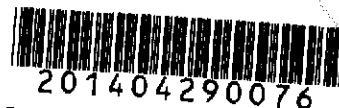
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Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 11 and 12, Block 41, "PLAT OF THE TOWN OF MONTBORNE ", according to the plat thereof 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 extensions 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.



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