



201903250075

03/25/2019 11:10 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

R and J Dirtworks Inc
22382 Mud Lake Road
Mount Vernon, WA 98273

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 18-1045

THE GRANTOR(S) Edward P. Wardell and Gail A. Lewis, also shown of record as Gail A. Lewis-Wardell, husband and wife, 18155 Montborne Road, Mount Vernon, WA 98274,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to R and J Dirtworks Inc, a Washington Corporation

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 7 & Ptn Lot 8, Block 28, PLAT OF THE 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): P134298 & 4135-028-007-0100

Dated: 3-21-19

Edward P. Wardell
Edward P. Wardell

Gail A. Lewis-Wardell
Gail A. Lewis-Wardell

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 1047
MAR 25 2019

Amount Paid \$ 1,518.⁰⁰
Skagit Co. Treasurer
By mm Deputy

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Edward P. Wardell and Gail A. Lewis-Wardell is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 21 day of March, 2019

Eleanora Romero
Signature

Notary
Title

My appointment expires: 6/23/2021

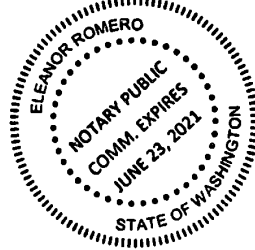


EXHIBIT A
LEGAL DESCRIPTION

Property Address: Mount Vernon, WA 98274
Tax Parcel Number(s): P134298 & 4135-028-007-0100

Property Description:

LOTS 7 AND 8, BLOCK 28, "PLAT OF THE TOWN OF MONTBORNE. SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOL. 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THE NORTH 2.48 FEET OF SAID LOT 8.

TOGETHER WITH THAT ADJOINING SOUTHWESTERLY HALF OF THE VACATED RIGHT-OF-WAY OF WASHINGTON STREET AND THE NORTHEASTERLY HALF OF THE VACATED BLOCK 28 ALLEY, ADJACENT THERETO, AS CONVEYED BY QUIT CLAIM DEED RECORDED MARCH 7, 2008, UNDER AUDITOR'S FILE NO. 200803070054.

TOGETHER WITH AN EASEMENT AS RECORDED ON JUNE 3, 2008, UNDER AUDITOR'S FILE NO. 200806030040. ALSO, EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE RIGHT-OF-WAY FOR LOGGING RAILROAD OVER AND ACROSS SAID BLOCK 28, AS CONVEYED TO NELSON-NEAL LUMBER COMPANY BY DEED DATED MARCH 28, 1936 AND RECORDED APRIL 7, 1936 IN VOLUME 169 OF DEEDS, PAGE 243, UNDER AUDITOR'S FILE NO. 277827, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT B

18-1045-KH

1. Lot certification, including the terms and conditions thereof dated October 26, 1998, recorded November 10, 1998 as Auditor's File No. 9811100063. Reference to the record being made for full particulars. The company makes no determination as to its affects.
2. 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 Survey for Wardell and Lyon recorded October 29, 2007 as Auditor's File No. 200710290098.
3. TERMS AND CONDITIONS OF CONVEYANCE OF SEWER FACILITY: Dated October 10, 2007, Recorded December 31, 2007, under Auditor's File No. 200712310192.
4. Easement, affecting a portion of subject property for the purpose of Sewer Easement including terms and provisions thereof granted to Skagit County Sewer District No. 2 recorded December 31, 2007 as Auditor's File No. 200712310195
5. Terms and conditions of PAY-BACK AGREEMENT dated December 13, 2007 recorded December 31, 2007 as Auditor's File No. 200712310191.
6. Easement, affecting a portion of subject property for the purpose of Ingress, egress, utilities including terms and provisions thereof granted to Edward P. Wardell, et ux, et al recorded June 3, 2008 as Auditor's File No. 200806030040
7. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded July 11, 2018 under Auditor's File No. 201807110024.
8. Lot certification, including the terms and conditions thereof dated August 28, 2018, recorded August 29, 2018 as Auditor's File No. 201808290077. Reference to the record being made for full particulars. The company makes no determination as to its affects.
9. Lot certification, including the terms and conditions thereof dated August 28, 2018, recorded August 29, 2018 as Auditor's File No. 201808290078. Reference to the record being made for full particulars. The company makes no determination as to its affects.
10. Easement, affecting a portion of subject property for the purpose of the perpetual right, privilege, and authority to do all things necessary or proper in the construction and maintenance of water, sewer, electrical, and communication lines and/or other similar public service related facilities. This includes the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, change the size of, relocate, connect to and locate at any time pipe(s), line(s) or related facilities, along with necessary appurtenances for the transportation and control of water, sewer, electrical, and electronic information on facilities including terms and provisions thereof granted to Public Utility District No. 1 recorded November 21, 2018 as Auditor's File No. 201811210076
11. Assessment for Account No. P134298 and P74628 (formerly portion of 4135-028-009-0010) by Local Utility District (LUD) No. 16 and Public Utility District No. 1 of Skagit County, State of Washington, dated October 3, 1994, recorded October 14, 1994 as Auditor's File No. 9410140045.

Public Utility District No. 1 of Skagit County should be contacted for information regarding current status of said account. Public Utility District No.1 of Skagit County is located at 1415 Freeway Drive, Mount Vernon, WA 98273. Or can be reached by calling #(360) 424-7104.

Statutory Warranty Deed
LPB 10-05