

When recorded return to:
Joshua Patrick Fleming and Mundina Marie
Fleming
18198 Montborne Road
Mount Vernon, WA 98274



201904300184

04/30/2019 03:30 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037982

CHICAGO TITLE CO.
620037982

STATUTORY WARRANTY DEED

THE GRANTOR(S) Hakam Singh, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Joshua Patrick Fleming and Mundina Marie Fleming, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): 3 and 4 Block: 28 TOWN OF MONTBORNE

Tax Parcel Number(s): P113677 / 4135-028-004-0001

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 1599

APR 30 2019

Amount Paid \$ 9,394.⁵⁰
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 26, 2019




Hakam Singh

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Hakam Singh is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 29, 2019



Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03-01-2020

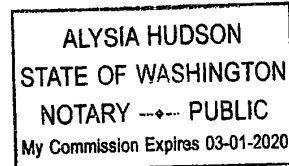


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P113677 / 4135-028-004-0001

Lots 3 and 4, Block 28, PLAT OF THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington;

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.

TOGETHER WITH those portions of vacated Grant Road, Washington Street and alley both adjoining and abutting the above described property per Quit Claim Deed recorded under Auditor's File No. 200803070054, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Nelson-Neal Lumber Co.
Purpose: Right of way for logging railroad
Recording Date: April 7, 1936
Recording No.: 277827
Affects: Exact location and extent of easement is undisclosed of record

2. Sewer Service Agreement including the terms, covenants and provisions thereof

Recording Date: October 14, 1987
Recording No.: 8710140011
Affects: Portion of Parcel A

Amended by Auditor's File No. 8901130013

3. Lot Certification Application including the terms, covenants and provisions thereof

Recording Date: November 10, 1998
Recording No.: 9811100061

4. Lot Certification Application including the terms, covenants and provisions thereof

Recording Date: November 10, 1998
Recording No.: 9811100062

5. Lot Certification Application including the terms, covenants and provisions thereof

Recording Date: November 10, 1998
Recording No.: 9811100063

6. Developer Extension Agreement Sewer including the terms, covenants and provisions thereof

Recording Date: May 16, 2007
Recording No.: 200705160093

Amended by Auditor's File No. 200901210086

7. Record of Survey

Recording Date: October 29, 2007
Recording No.: 200710290098

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

EXHIBIT "B"

Exceptions
(continued)

document:

Granted to: Skagit County Sewer District No. 2
Purpose: Sewer
Recording Date: December 31, 2007
Recording No.: 200712310195
Affects: Vacated portions

9. Quit Claim Deed Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: March 7, 2008
Recording No.: 200803070054

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: James O. Lyon Sr. and Penny E. Lyon husband and wife
Purpose: Ingress, egress and utilities
Recording Date: June 3, 2008
Recording No.: 200806030040
Affects: Portion of said premises

11. Public or private easements, if any, over vacated portion of said premises.

12. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: August 15, 2017
Recording No.: 201708150072

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Utilities
Recording Date: November 21, 2018
Recording No.: 201811210076

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

15. City, county or local improvement district assessments, if any.

16. Assessments, if any, levied by Skagit County Sewer District No. 2.