

**When recorded return to:**  
Renee C. Sexton and James A. Edwards  
24066 Nookachamp Hills Drive  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4307

Oct 02 2019

Amount Paid \$19585.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039874

**CHICAGO TITLE**  
620039874

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Deanna L. Rode, an unmarried person, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to James A. Edwards, an unmarried person and Renee C. Sexton, an unmarried person

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): 27, 28 and Ptn. 26 Block: 42 MONTBORNE, TGW. Ptn. RR ROW

Tax Parcel Number(s): P74689 / 4135-042-028-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 25, 2019

*Deanna L. Rode*  
Deanna L. Rode

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Deanna L. Rode is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 1, 2019

*Kathryn A. Freeman*  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2022

Notary Public  
State of Washington  
Kathryn A Freeman  
Commission No. 149913  
My Commission Expires 09-01-2022

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P74689 / 4135-042-028-0000**

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LOTS 26 TO 28, BLOCK 42 OF "THE TOWN OF MONTBORNE" AS PER PLAT THEREOF  
RECORDED IN VOLUME 2 OF PLATS, PAGE 80 RECORDS OF SKAGIT COUNTY, WASHINGTON

LESS THE SOUTHEASTERLY 5 FEET OF LOT 26, BLOCK 42,

TOGETHER WITH THAT PORTION OF VACATED LAKESIDE BLVD. WHICH ATTACHES  
THERETO BY OPERATION OF LAW;

AND TOGETHER WITH THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT OF WAY  
COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY (ORIGINALLY CONVEYED TO THE  
SEATTLE, LAKESHORE & EASTERN RAILWAY), LYING WESTERLY OF THE CENTERLINE OF  
THE SAID RIGHT OF WAY AND BETWEEN THE NORTHEASTERLY EXTENSIONS OF BOTH THE  
NORTHWESTERLY AND SOUTHEASTERLY LINES OF THAT CERTAIN TRACT OF LAND IN  
BLOCK 42 AND VACATED LAKESIDE BLVD. OF "THE TOWN OF MONTBORNE" AS PER PLAT  
THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80 RECORDS OF SKAGIT COUNTY,  
WASHINGTON, DESCRIBED AS FOLLOWS:

LOTS 26, 27 AND 28, BLOCK 42 EXCEPT THE SOUTHEASTERLY 5 FEET OF LOT 26.

EXCEPT ROADS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

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

Granted to:	Skagit County Sewer Dist. No 2
Purpose:	pipeline
Recording Date:	January 30, 1979
Recording No.:	895748
  
2. Boundary Line Agreement including the terms, covenants and provisions thereof  

Recording Date:	April 13, 2005
Recording No.:	200504130053
  
3. Protected Critical Area Site Plan including the terms, covenants and provisions thereof  

Recording Date:	June 1, 2005
Recording No.:	200506010036
  
4. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,  

Recording Date:	August 30, 2004
Recording No.:	200408300220
  
5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
  
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
  
7. City, county or local improvement district assessments, if any.