

AFTER RECORDING MAIL TO:

**Stefanie and Joseph Lindquist
2513 Francis Road
Mount Vernon WA 98273**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1869

May 29 2020

Amount Paid \$6405.00
Skagit County Treasurer
By Bridget Ibarra Deputy

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-177577-OE**

Statutory Warranty Deed

THE GRANTOR REGINA M. ASH, unmarried person, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Stefanie J. Lindquist and Joseph T. Lindquist, a married couple, and Kristen J. Ash and Glenn C. Ash, a married couple, and Lauren D. Mireles and Daniel A. Mireles, a married couple, all as tenants in common the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 6 & 7, Blk 42, Town Of Montborne (Aka "Ash" Tract, Sur AF #200711140089).

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s):

4135-042-007-0005, P74677

Subject to the covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment, Order No. 01-177577-OE.

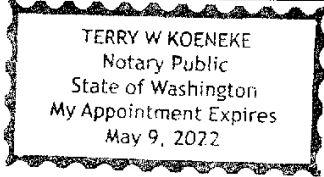
Dated May 14th, 2020

Regina M. Ash
Regina M. Ash

STATE OF Washington }
COUNTY OF GRANT } SS:

I certify that I know or have satisfactory evidence that **Regina M. Ash** are the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be **her** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 14 MAY 2020



Terry W. Koeneke
Printed Name: TERRY W KOENEKE
Notary Public in and for the State of Washington
Residing at City of MOSESLAKE
My appointment expires: Date of MAY 09, 2022

Seal/Stamp:

EXHIBIT APARCEL "A":

Lots 6 and 7, Block 42, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington,

EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed dated July 2, 1941, and recorded under Auditor's File No. 341750.

TOGETHER WITH that portion of vacated Lakeside Boulevard adjoining that has reverted to said premises by operation of law.

PARCEL "B":

That portion of the 100 foot wide railroad right of way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway), lying Westerly of the line "RR" described below and lying Westerly of that portion, if any, of the centerline of said right of way lying Northerly of Line "RR" and lying between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of that certain tract of land in Block 42 and vacated Lakeside Boulevard of "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, as conveyed to C. K. Ash, et ux, by deed recorded June 13, 1972, under Auditor's File No. 769577.

Line "RR":

Begin at a point on the North line of the South ½ of Government Lot 6 of Section 6, Township 33 North, Range 5 East, W.M., which is midway between the centerline of the original 100 foot wide right of way of the Seattle Lake Shore and Eastern Railway and the centerline of the last mainline track of the Northern Pacific Railway as it existed in 1970;
thence Northerly on a line drawn midway between the centerline of the original 100 foot wide right of way and the centerline of the above described mainline track to the point of intersection of said centerlines, said point being the terminus of this line description.

(The above Parcels A and B are also shown of record as the "ASH" Tract on the face of that Survey recorded November 14, 2007, under Skagit County Auditor's File No. 200711140089.)

Situate in the County of Skagit, State of Washington.