

POOR ORIGINAL

When recorded return to:

Alan Close and Kristi Close
18426 South Westview Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3224
Aug 20 2020
Amount Paid \$13078.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 20-6892

THE GRANTOR(S) James Tadashi Sawada and Tracey Anne Curry, husband and wife, 13530 18th Ave, Surrey, BC V4A1W3, Canada,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Alan Close and Kristi Close, a married couple

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:
Ptn. Lots 4 & 5, Blk 42 TOWN OF MONTBORNE - TGW Vac RR

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): P74676

Dated: Aug 18, 2020.

James Tadashi Sawada


Tracey Anne Curry

When recorded return to:

Alan Close and Kristi Close
18426 South Westview Road
Mount Vernon, WA 98274

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Tax Parcel Number(s): P74676

Dated: Aug 19 2020
[Signature]
James Tadashi Sawada

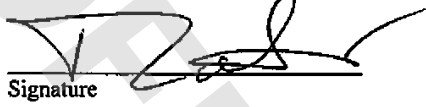
Tracey Anne Curry

Statutory Warranty Deed
LPB 10-05

~~STATE OF WASHINGTON~~ Surrey, British Columbia
~~COUNTY OF SKAGIT~~ *TR*

I certify that I know or have satisfactory evidence that ~~James Tadashi Sawada~~ and Tracey Anne Curry 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: 18 day of August, 2020


Signature

lawyer
Title

**Tasha L. Coulter
Barrister & Solicitor
Fraser Health Authority
400 - 13450 102nd Avenue
Surrey, BC V3T 0H1
Tel: 604-587-4672**

My appointment expires: not applicable
(no expiry)

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that James Tadashi Sawada and ~~Tracey Anna Curry~~ 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: 19 day of August, 2020

Signature

Title

My appointment expires:

permanent/ commission

[Signature]
Haruo Curtis Yoshida
Notary Public
T: 604 569 0512 F: 604 569 0516
212 - 938 Howe St. Vancouver
BC Canada V6Z 1N9

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 18426 South Westview Road, Mount Vernon, WA 98274
Tax Parcel Number(s): P74676

Property Description:

The Northwesterly 1/2 of Lot 4 and all of Lot 5, 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; EXCEPTING therefrom that portion conveyed to Skagit County for road purposes; TOGETHER WITH that portion of vacated Lakeside Boulevard adjacent to the Westerly end of said Lot which has reverted thereto by operation of law; ALSO TOGETHER WITH that portion of the former Northern Pacific Railroad right-of-way awarded to Clarence M. VanderGriend, et ux., by judgment entered in Skagit County Cause No. 91-2-00070-3 on May 11, 1992; and FURTHER TOGETHER WITH those portions of said Lot 4 and said railroad right-of-way conveyed to Clarence M. VanderGriend, et ux, by deed recorded on March 7, 2006 as Auditor's File No. 200603070033.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

20-6892-KH

1. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2

Recorded: January 29, 1979

Auditor's No. 895632

Purpose: Sanitary Sewers with necessary appurtenances

Area Affected: Portion of real estate under search

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

Recorded: October 13, 1987

Auditor's No.: 8710130006

Regarding: Variance 87-030

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.

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

Recorded: April 5, 1995

Auditor's No.: 9504050036

Regarding: Variance 95-005

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.

4. 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: July 24, 2002

Auditor's No.: 200207240030

5. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 200603070033.

Said instrument is a re-recording of instrument recorded under Auditor's File No. 20050922021

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200509220219

6. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCEStatutory Warranty Deed
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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: May 12, 2006
Auditor's No.: 200605120001

7. 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: November 14, 2007
Auditor's No.: 200711140089

8. 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.)

9. 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.

Statutory Warranty Deed
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