

When recorded return to:

R and J Dirtworks Inc
418 North Barker Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-5000
Nov 23 2020
Amount Paid \$1365.00
Skagit County Treasurer
By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED GNW 20-7633

THE GRANTOR(S) Gail Ann Lewis-Wardell, as her separate estate, 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:

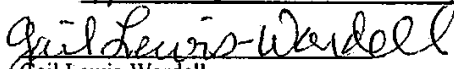
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot 9 and portion Lot 8, Block 28, 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): P74628

Dated: 11-19-2020


Gail Lewis-Wardell

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Gail 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: 17th day of November, 2020


Signature

Notary Public
Title

My appointment expires: 12-15-21

Notary Public
State of Washington
Doug Clark
Commission No. 196611
Commission Expires 12-15-2021

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 18194 Montborne Road, Mount Vernon, WA 98274
Tax Parcel Number(s): P74628

Property Description:

Lot 9 and the Northeasterly 2.48 feet of Lot 8, Block 28, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON" aa per plat recorded in Volume 2 of Plats, Page 80, records of Skagit County, Washington.

TOGETHER WITH those following described portions of vacated Streets and alleys which have reverted thereto by operation of law; the Southeast 1/2 of Grant Street; the Northeast 1/2 of the alley in Block 28; and he Southwest 1/2 of Washington Street.

EXCEPT that portion thereof, if any, lying within the right-of-way of the Nelson Neal Logging Railroad by deed dated March 28, 1936 asnd recorded April 7, 1936 as Auditor's File No. 277827 in Vlum 169 of Deeds, Page 243, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7633-KH

Page 3 of 4

EXHIBIT B

20-7633-KH

1. 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 Plat of the Town of Montborne recorded xxx as Auditor's File No. Volume 2 of Plats, Page 80.
2. Easement, affecting a portion of subject property for the purpose of right-of-way including terms and provisions thereof granted to Nelson-Neal Lumber Company recorded 04/07/1936 as Auditor's File No. 277827 in Volume 169 of Deeds Page 243.
3. Lot certification, including the terms and conditions thereof, recorded 08/29/2018 as Auditor's File No. 201808290077. Reference to the record being made for full particulars. The company makes no determination as to its affects.
Said Certification is a rerecorded of Auditor's File No.9811100063.
4. 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 recorded 10/29/2007 as Auditor's File No. 200710290098.
5. Agreement, affecting subject property, regarding (Developer) Pay-Back Agreement and the terms and provisions thereof between Edward Warcell and Gail Lewis-Wardell and Skagit County Sewer District No. 2, recorded 12/31/2007 as Auditor's File No. 200712310191.
6. Easement, affecting a portion of subject property for the purpose of Sewer lines and facilities including terms and provisions thereof granted to SKagit County Sewer District No.2 recorded 12/31/2007 as Auditor's File No. 200712310192
7. Easement, affecting a portion of subject property for the purpose of sewer lines and facilities including terms and provisions thereof granted to SKagit County Sewer District No. 2 recorded 12/31/2007 as Auditor's File No. 200712310195
8. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to James O. Lyon, Sr., et ux, et al recorded 06/03/2008 as Auditor's File No. 200806030040
9. Boujndary Line Adjustment and survey disclosures as set forth on deed recorded 07/11/2018 as Auditor's File No. 201807110024.
10. Easement, affecting a portion of subject property for the purpose of utility lines including terms and provisions thereof granted to Public Utility District No. 1 recorded 11/21/2018 as Auditor's File No. 201811210076

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7633-KH

Page 4 of 4