



201001210061
Skagit County Auditor

1/21/2010 Page 1 of 3 1:33PM

When recorded return to:

Mr. and Mrs. Phillip R. Corey
24880 Brotherhood Road
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 98935

Statutory Warranty Deed

98935

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Anne E. Taylor, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to **Phillip R. Corey and Darlene V. Corey, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 18 and 19, Block 3, "PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE IN SKAGIT COUNTY, WASHINGTON"

For Full Legal See Attached Exhibit "A"

Subject to covenants, conditions, restrictions and easements, as per attached Exhibit "B"

Tax Parcel Number(s): P74717, 4136-003-019-0000

Dated 1-20-10

Anne E Taylor
Anne E. Taylor

151
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 21 2010

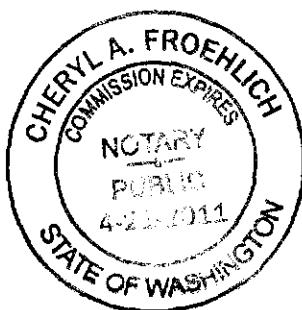
Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy

3133.35

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Anne E. Taylor, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1-20-10



[Signature]
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 1/07/2011 4-21-11

EXHIBIT A

Lots 18 and 19, Block 3, "PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE IN SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, Page 59, records of Skagit County, Washington.

TOGETHER WITH 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 Easterly of the "RR" line described below and lying Southeasterly of the Southwesterly extension of the Northwesterly line of said Lot 18, and lying Northerly of the Southwesterly extension of the Southeasterly line of said Lot 19.

Line "RR": Begin at a point on the North line of the South 1/2 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 tract to the point of intersection of said centerlines, said point being the terminus of this line description.



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Exhibit B

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a municipal corporation of Skagit County, Washington
Dated: July 2, 1996
Recorded: August 12, 1996
Auditor's No.: 9608120119
Purpose: Sewer mains with the necessary appurtenances
Area Affected: As constructed

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a municipal corporation of Skagit County, Washington
Dated: July 2, 1996
Recorded: August 12, 1996
Auditor's No.: 9608120123
Purpose: Sewer mains
Area Affected: As constructed

C. AN EASEMENT FOR SIDE SEWER AFFECTING THE PORTION OF SAID PREMISES STATED HEREIN:

Recorded: January 29, 1998
Auditor's No.: 9801290060
Width: Six (6) feet
Location: As constructed

D. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: February 2, 1995
Auditor's File No.: 9502020004



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