

AFTER RECORDING MAIL TO:

Name WILLIAM L. FRITSCH, SARAH J. FRITSCH
Address 18215 MARRIOTS LANE
City, State, Zip BELLINGHAM, WA 98229
00072713

Filed for Record at Request of First American Title of Skagit County



200302140274

Skagit County Auditor

2/14/2003 Page

1 of

2 3:49PM

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

72713E

THE GRANTOR KENNETH D. MYERS and BILLIE J. MYERS, Husband and Wife for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to WILLIAM L. FRITSCH and SARAH J. FRITSCH, Husband and Wife the following described real estate, situated in the County of SKAGIT, State of Washington:

See Exhibit A attached hereto and made a part hereof.


ABBR> LEGAL: Section 7, Township 36, Range 4, Portion Government Lot 1, Portion NE NW

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.

725

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

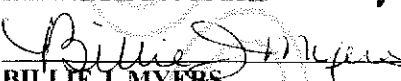
FEB 14 2003

Amount Paid \$ 2,715⁷⁵
Skagit Co. Treasurer
By  Deputy

Assessor's Property Tax Parcel Account Number(s): 360407-2-002-0100, 360407-2-001-0106

Dated February 11, 2003.


KENNETH D. MYERS



BILLIE J. MYERS

STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss

I certify that I know or have satisfactory evidence that KENNETH D. MYERS and BILLIE J. MYERS are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2-14-03



Notary Public in and for the State of Washington
Residing at Stanwood
My appointment expires: 6-7-04

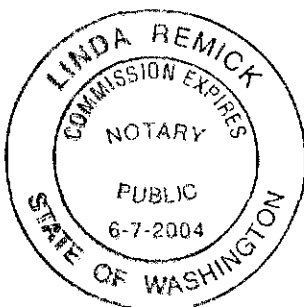


Exhibit A

The Northeast 1/4 of Government Lot 1 and the North 1/2 of the Northeast 1/4 of the Northwest 1/4, all in Section 7, Township 36 North, Range 4 East, W.M., including the former railroad right-of-way through the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 7;

EXCEPT any portions thereof lying Easterly of State Highway No. 1, as it existed on June 15, 1989;

ALSO EXCEPT the Westerly 1 foot thereof conveyed to Clyde E. Ledbetter and Mary E. Ledbetter, husband and wife, in Boundary Line Adjustment recorded November 16, 1990; under Auditor's File No. 9011160034, records of Skagit County, Washington;

AND ALSO EXCEPT a 20 foot strip for water pipe line conveyed to Sydney Smith by Deed recorded April 29, 1909, in Volume 65 of Deeds, page 129;

AND ALSO EXCEPT the following described tract as excepted in Deed from Ronald W. Hanson and Angie Hanson, husband and wife, recorded July 3, 1968, under Auditor's File No. 715497, records of Skagit County, Washington:

Beginning at the Northeast corner of the North 1/2 of the Northeast 1/4 of the Northwest 1/4; thence North 88 degrees 38' 46" West along the North line of said subdivision a distance of 778.82 feet to the Westerly line of Old Highway No. 99; thence South 28 degrees 03' 45" East along the Westerly line of said right of way a distance of 260.26 feet to the true point of beginning of this exception; thence continue South 28 degrees 03' 45" East along said right of way line, 207.52 feet to the beginning of a curve to the right, said curve having a radius of 2,814.79 feet; thence along said curve to the right, through a central angle of 06 degrees 05' 46" an arc distance of 299.49 feet to a point on the South line of said subdivision; thence North 88 degrees 13' 09" West along said subdivision line a distance of 423.00 feet; thence North 01 degrees 46' 51" East, 447.27; thence South 88 degrees 13' 09" East, 184.76 feet to the Westerly line of Old Highway 99 and the point of beginning of this exception.



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