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AFTER RECORDING MAIL TO:  
Mr. James D. Axthelm  
3700 E. College Way  
Mount Vernon, WA 98273



200310030001  
Skagit County Auditor

10/3/2003 Page 1 of 2 8:53AM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 107676-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Jack Fader and Kristie Edwards  
Grantee(s): James D. Axthelm  
Abbreviated Legal: Lots 6 & 7, Blk 2 Plan of Avon  
Assessor's Tax Parcel Number(s): 4044-002-007-0009/P70413

THE GRANTOR JACK FADER, a married man and KRISTIE EDWARDS, a married woman each as to an undivided 1/2 interest and each as his/her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James D. Axthelm, a married man as his separate property the following described real estate, situated in the County of Skagit, State of Washington.

PARCEL "A":

Lots 6 and 7, Block 2, "PLAN OF AVON," as per plat recorded in Volume 1 of Plats, page 2, records of Skagit County, Washington.  
Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northeasterly 1/2 of vacated Grove Street, as shown on "PLAN OF AVON," as per plat recorded in Volume 1 of Plats, page 2, records of Skagit County, Washington, lying between the Southeasterly line of Second Street (now known as Bennett Road) and the centerline of the alley running through Blocks 2 and 3 of said "PLAN OF AVON".

TOGETHER WITH the Northwesterly 1/2 of the vacated alley in said Block 2 adjacent to and abutting upon Lots 6 and 7, Block 2 in said "PLAN OF AVON".  
Situate in the County of Skagit, State of Washington.

Dated September 15, 2003

Jack R. Fader

Kristie Edwards

State of Washington }  
County of Pierce } SS:

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
# 5137  
OCT 03 2003

Amount Paid \$ 198900  
By Deputy

I certify that I know or have satisfactory evidence that Jack R. Fader the person(s) who appeared before me, and said person(s) acknowledged that signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Sept 16, 2003

Notary Public in and for the State of Washington  
Residing at: Pierce County  
My appointment expires: Oct 9, 2006



EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County Diking District No. 12, a municipal corporation in the State of Washington  
 Purpose: To allow the grantee access to the dike lying Easterly of grantor's property, for maintenance work performed on the dike by grantee.  
 Area Affected: The Northeasterly 20 feet of Grove Street  
 Dated: February 27, 1997  
 Recorded: March 3, 1997  
 Auditor's No.: 9703030037

B. MATTERS DISCLOSED BY RECORD OF SURVEY

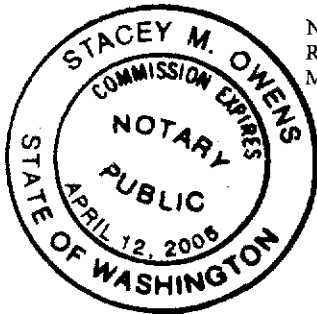
Filed: May 8, 1998  
 Volume/Page: Volume 20 of Surveys, on page 121  
 Auditor's File No.: 9805080034

State of Washington }  
 County of Benton } SS:

I certify that I know or have satisfactory evidence that Kristie L. Edwards 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: 9/18/03 Stacey Owens

Notary Public in and for the State of Washington  
 Residing at: Kennewick  
 My appointment expires: 4/12/05



200310030001  
 Skagit County Auditor