

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



200310030004
Skagit County Auditor

10/3/2003 Page 1 of 2 8:54AM

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 8, 9 & 10, Blk. 3 Plan of Avon
Assessor's Tax Parcel Number(s):

4044-003-010-0002/P70426,

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 "C":

Lots 8, 9 and 10, Block 3, "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 "D":

That portion of the Southwesterly 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 3 adjacent to and abutting upon Lots 8, 9 and 10, Block 3 in said "PLAN OF AVON".

Situate in the County of Skagit, State of Washington.
Dated: September 15, 2003

Jack R. Fader

Kristie Edwards

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

5139

OCT 03 2003

Amount Paid \$ 122.40
Skagit Co. Treasurer
By Deputy
he

State of Washington }
County of Pierce } SS:

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: Sep 16, 2003

Mary Anne Graham

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

