

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



200408300199
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 113167-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Theodore G Bear and Rita Bear

Grantee(s): James A. Axthelm and April L. Axthelm

Abbreviated Legal: a ptn. Of NW 1/4 of NW 1/4, 16-34-4 E W.M.

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 340416-0-042-0008, P24960, 340416-0-042-0100, P108238

THE GRANTOR THEODORE G. BEAR and RITA BEAR, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JAMES A. AXTHELM and APRIL L. AXTHELM, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject To: Paragraphs A and B, Schedule B-1, of Land Title Company's Preliminary Commitment for Title Insurance No. 113167-PE attached hereto and made part hereof.

Dated August 13th, 2004

Theodore G. Bear
Theodore G. Bear

Rita Bear
Rita Bear

4608
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

STATE OF Washington }
COUNTY OF Chelan } SS:

AUG 30 2004
30254
Amount Paid to /
Skagit Co. Treasurer
By [Signature] Deputy

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

Dated: August 16, 2004

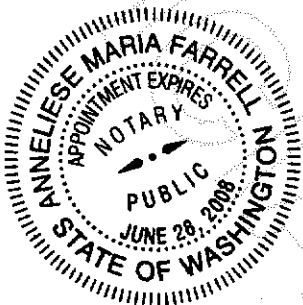
Judith L Dalton
JUDITH L DALTON
Notary Public in and for the State of Washington
Residing at Wenatchee WA
My appointment expires: 5-7-08



State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Rita Bear
is 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: August 17th, 2004



Anneliese Maria Farrell
Anneliese Maria Farrell
Notary Public in and for the State of Washington
Residing at: LaConner
My appointment expires: 6/28/08



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EXHIBIT A

That portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 16, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point which is 825 feet North of the Southwest corner of said subdivision;
thence North 135 feet;
thence East 400 feet;
thence South 135 feet;
thence West to the point of beginning,

EXCEPT County road.

TOGETHER WITH an easement for road purposes over the following described tract:

Beginning at a point 960 feet North of the Southwest corner of said subdivision;
thence North 30 feet;
thence East 400 feet;
thence South 30 feet;
thence West to the point of beginning, EXCEPT road.

Situate in the County of Skagit, State of Washington.



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EXCEPTIONS:

- A. Reservation of minerals, etc., provided by Section 7873 of Remington's Revised Statutes, as contained in deed from the State of Washington, to Laura Blackmore, dated July 13, 1925, filed for record July 17, 1925, and recorded in Volume 137 of Deeds, page 264.
- B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Puget Sound Power & Light Company, a Washington corporation
Purpose:	One or more electric transmission and/or distribution systems
Area Affected:	The West 26 feet
Dated:	June 19, 1990
Recorded:	July 5, 1990
Auditor's No.:	9007050056



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