

AFTER RECORDING MAIL TO:  
Mr. Jose S. Conde, Mr. Roman Miranda  
2130 E. Cascade Ave.  
Mount Vernon, WA 98273



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Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 113134-SE

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Kirk D. Fellers and Kelly S. Fellers  
Grantee(s): Jose S. Conde and Roman Miranda  
Abbreviated Legal: Ptn. NE 1/4 of NE 1/4, 20-34-4 E W.M.  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 340420-0-147-0006, P26846

**THE GRANTOR** Kirk D. Fellers and Kelly S. Fellers, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **JOSE S. CONDE, a married man, as his separate estate; and ROMAN MIRANDA, an unmarried man, as his separate property** the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Dated September 9, 2004

Kirk D. Fellers

Kelly S. Fellers

# 4988  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 15 2004

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 3106.10  
By Skagit Co. Treasurer  
Deputy

I certify that I know or have satisfactory evidence that **Kirk D. Fellers and Kelly S. Fellers** the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 13, 2004



Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2006

## EXHIBIT A

That portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of the County road along the East line of said Section which is 200 feet North of the South line of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence North on the West line of said road 170 feet;  
thence West 190 feet;  
thence South 170 feet;  
thence East 190 feet to the point of beginning, EXCEPTING THEREFROM the following described three tracts:

1.) Beginning at a point on the West line of the County road along the East line of said Section which is 200 feet North of the South line of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence West 190 feet to "Point X";  
thence East 190 feet to the true point of beginning;  
thence North on the West line of said road 85 feet;  
thence West 190 feet to a point that is 77 feet North of "Point X";  
thence South 77 feet to "Point X";  
thence East 190 feet to the point of beginning.

2.) Beginning at a point on the West line of the County road along the East line of said Section, which is 370 feet North of the South line of said subdivision;  
thence West 95 feet to the true point of beginning of this description:  
thence West 95 feet;  
thence South 93 feet to the Northwest corner of a tract deeded to Craig S. Adams and Joyce Adams, husband and wife by deed recorded January 13, 1969, under Auditor's File No. 722229;  
thence Easterly along the North line of said Adams tract 95 feet;  
thence North to the true point of beginning.

3.) That portion thereof lying within the boundaries of Cascade Avenue, as shown in the "THE PLAT OF MOUNT BAKER VIEW ADDITION," as per plat recorded in Volume 7 of Plats, pages 67 and 68, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



200409150107  
Skagit County Auditor

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