



200503300024

Skagit County Auditor

3/30/2005 Page

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2 9:08AM

AFTER RECORDING MAIL TO:
Mr. and Mrs. Jeffrey A. Brown
214 North 7th Street
Mount Vernon, WA 98273

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 115590-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): David A. Bromels

Grantee(s): Jeffrey A. Brown and Joni M. Brown

Abbreviated Legal: ptn SE ¼ of NW ¼ & ptn NE ¼ of SE ¼, 6-33-4 E W.M.

Assessor's Tax Parcel Number(s): 330406-0-019-0000, P16431, 330406-4-002-0001, P16446

THE GRANTOR DAVID A. BROMELS, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JEFFREY A. BROWN and JONI M. BROWN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

PARCEL "A":

The South 66 feet of that portion of the Northeast ¼ of the Southeast ¼, lying East of the Great Northern Railway all in Section 6, Township 33 North, Range 4 East, W.M.,
EXCEPT the old State Highway,
AND EXCEPT that portion thereof conveyed to the State of Washington by deed recorded under Auditor's File No. 518493.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The North 66 feet of the South 132 feet of the Northeast ¼ of the Southeast ¼ of Section 6, Township 33 North, Range 4 East, W.M., lying East of the Great Northern Railway right of way,
EXCEPT the old State Highway,
AND EXCEPT that portion thereof condemned in Skagit County Superior Court Cause No. 23205 for highway purposes,

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the Southeast ¼ of the Northeast ¼ and that portion of the Northeast ¼ of the Southeast ¼, Section 6, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the East line of the Great Northern Railway right of way and the South line of the Northeast ¼ of the Southeast ¼ of Section 6, Township 33 North, Range 4 East, W.M.,
thence Northerly along the East line of said Great Northern Railway right of way, 120 rods;
thence East 100 feet;
thence Southerly parallel with and 100 feet East of said Great Northern Railway right of way, 120 rods, more or less, to the South line of said Northeast ¼ of the Southeast ¼;
thence West along the South line of said Northeast ¼ of the Southeast ¼, 100 feet to the point of beginning;
EXCEPT the South 132 feet thereof,
EXCEPT from Parcels "B" and "C" above, that portion conveyed to the State Washington by instrument dated August 31, 1972, recorded October 1972 as Auditor's File No. 775921.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

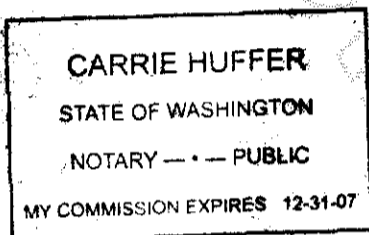
Dated March 21, 2005

David A. Bromels
David A. Bromels

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **David A. Bromels**
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: March 21, 2005



Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

1436
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 30 2005

Amount Paid \$ 3,204⁰⁰
By Skagit Co. Treasurer
Deputy

115590-SE

Schedule "B-1"

EXCEPTIONS:

- A. RELINQUISHMENT OF RIGHT OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW
AND AIR, UNDER TERMS OF DEED TO THE STATE OF WASHINGTON.

Recorded: May 27, 1955 and October 26, 1972
Auditor's No.: 775921

- B. RELEASE OF DAMAGES EXECUTED BY THE PARTY HEREIN NAMED RELEASING THE
STATE OF WASHINGTON HEREIN NAMED FROM ALL FUTURE CLAIMS FOR DAMAGE
RESULTING FROM THE ACT HEREIN DESCRIBED.

Dated: February 20, 1973
Recorded: March 20, 1973
Auditor's No.: 782129
Executed By: Frank Barker and Mary Mae Barker, husband and wife
Act: The destruction of the former existing water system
(Affects Parcel "A")

- C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES
STATED HEREIN, AND INCIDENTAL PURPOSES.

For: The right to erect and maintain two anchors, etc.
In Favor Of: The Pacific Telephone and Telegraph Company
Recorded: March 12, 1929
Auditor's No.: 220952
(Affects Parcels "A" and "B")

- D. CONDEMNATION BY THE STATE OF WASHINGTON OF RIGHT OF ACCESS TO STATE
HIGHWAY AND OF LIGHT, VIEW AND AIR, BY DECREE.

Entered: November 2, 1955
Case No.: Skagit County Superior Court Cause No. 23205



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