

When Recorded Return to:
WILLIAM V. RODIO JR.
MONICA S. RODIO
20959 Martin Road
Mount Vernon WA 98273



200504260211
Skagit County Auditor

4/26/2005 Page 1 of 3 11:41AM

Chicago Title Company - Island Division
Order No: IMV0906 MKP
IC34646

STATUTORY WARRANTY DEED

THE GRANTOR HERMAN ROY GOETJEN and GLORIA JEAN GOETJEN, husband and wife

for and in consideration of Two Hundred Forty-Nine Thousand Five Hundred and 00/100...(\$249,500.00) DOLLARS

in hand paid, conveys and warrants to

WILLIAM V. RODIO JR. and MONICA S. RODIO, husband and wife

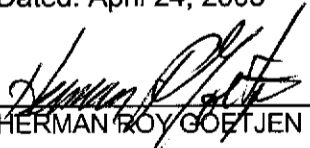
the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated legal description: Ptn. NW NW Sec. 15, T34N, R4E W.M. See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 340415-2-006-0108 P24820

Subject to: Restrictions, reservations and easements of record. Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Dated: April 24, 2005



HERMAN ROY GOETJEN 4/25/05 Date


GLORIA JEAN GOETJEN 4/25/05 Date

#1947

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 26 2005

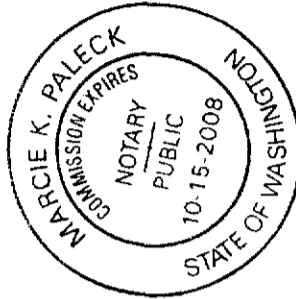
Amount Paid \$ 4441.10
By  Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that HERMAN ROY GOETJEN and GLORIA JEAN GOETJEN the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: April 25 2005

Marcie K. Paleck
Marcie K. Paleck
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: October 15, 2008



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: IMV0906 MKP

The South Half of the North Half of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 15, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT therefrom the county road right of way described as follows:

Beginning at the Southwest corner of the above described tract of land;
Thence North 0°44' East along the West line of the above described tract, a distance of 165.70 feet to the Northwest corner of the above described tract;
Thence North 89°53'11" East along the North line of the above described tract, a distance of 5.12 feet to a point on a curve, at which point the tangent to said curve bears South 22°08'01" East;
Thence in a Southeasterly direction, along said curve, to the right, having a radius of 316.48 feet, an arc distance of 126.34 feet;
Thence South 0°44'21" West, a distance of 42.33 feet to a point on the South line of the above described tract;
Thence South 89°55'37" West along the South line of the above described tract, a distance of 30.00 feet to the point of beginning;

AND EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed dated May 25, 1914 and recorded September 21, 1914, under Auditor's File No. 104329, records of Skagit County, Washington.

(Also known as Tract B of Skagit County Short Plat No. 42-74, approved August 12, 1974 and recorded August 15, 1974, under Auditor's File No. 805005, records of Skagit County, Washington).



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