



200508310318

Skagit County Auditor

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AFTER RECORDING MAIL TO:

Mr. and Ms. Michael Ralph Rodriguez
16700 State Route 536
Mount Vernon, WA 98273

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B85856

FIRST AMERICAN TITLE CO.
B85856-1

Statutory Warranty Deed

Grantor(s): Joseph M. O'Dell

Grantee(s): Michael Ralph Rodriguez and Leticia Herlinda Lopez

Section 14, Township 34, Range 3; Ptn; NW NE

Additional legal(s) on page: 2


Assessor's Tax Parcel Number(s): P21843, 340314-0-004-0007

THE GRANTOR Joseph M. O'Dell, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael R. Rodriguez an unmarried man and Leticia H. Lopez, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

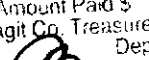
Subject to covenants, conditions, restrictions and easements if any as per Exhibit B.

Dated 0830/05


Joseph M. O'Dell

4800
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

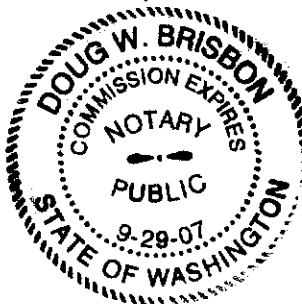
AUG 31 2005

Amount Paid \$ 3207.22
Skagit Co. Treasurer
By  Deputy

STATE OF Washington
COUNTY OF Skagit Snohomish } SS:

I certify that I know or have satisfactory evidence that Joseph M. O'Dell, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8/30/05



Notary Public in and for the State of Washington
Residing at 19420 Hwy 99, Lynnwood, WA 98036
My appointment expires: 9/29/07

EXHIBIT A

That portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the South line of said subdivision, which is 273.5 feet West of the Southeast corner thereof, thence North $30^{\circ}54'$ East, 143.73 feet; thence South $52^{\circ}47'20''$ East, 56 feet; thence North $37^{\circ}12'40''$ East, 65 feet, more or less, to the South margin of Primary State Highway 1-AN; thence South $51^{\circ}35'$ East along said highway, 9 feet, more or less to the most Northerly corner of a tract deeded to Wayne E. Baumgardner by Deed dated May 23, 1945, and recorded November 19, 1945, under Auditor's File No. 385287; thence South $37^{\circ}12'40''$ West along the Westerly line of said tract and Westerly line of those premises conveyed to Wayne E. Baumgardner, et ux, by deed dated August 1, 1955, and recorded October 21, 1955, under Auditor's File No. 526088 and recorded in Volume 274, page 235, to an intersection with the South line of said subdivision; thence North $88^{\circ}28'30''$ West along said South line to the point of beginning

TOGETHER WITH an easement for utilities over and across a 3-foot strip of land lying Northwesterly of and adjacent to the following described line:

Beginning at a point on the South line of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 34 North, Range 3 East, W.M., which is 273.5 feet West of the Southeast corner thereof; thence North $30^{\circ}54'$ East, 143.73 feet; thence South $52^{\circ}47'20''$ East, 56 feet to the point of beginning of said line; thence North $37^{\circ}12'40''$ East 65 feet, more or less, to the South margin of Primary State Highway 1-AN and the terminal point of said line.

Jh Orell 8/30/05



Order No: B85856

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Axel Gidlof and Vivian J. Gidlof
Dated: October 1, 1971
Recorded: October 4, 1971
Auditor's No.: 758828
Purpose: For septic drain field on Seller's adjoining property, as the said drain field now exists
Area Affected: The exact location of said drain field is not disclosed on the record

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Mr. Joe O'Dell
And: Skagit County Permit Center
Dated: January 12, 2004
Recorded: January 14, 2004
Auditor's No.: 200401140094
Regarding: On-Site Sewage System Operation and Maintenance Agreement



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