

When Recorded Return to:
KENNETH MATT RIEDEL
JENEE M. RIEDEL
22005 Grip Road
Sedro Woolley WA 98284



200510190086
Skagit County Auditor

10/19/2005 Page 1 of 3 11:40AM

Chicago Title Company - Island Division

Order No: IMV1214 MKP

1C359401

STATUTORY WARRANTY DEED

THE GRANTOR ROBERTA A. WILEY, also known as Roberta Prater, and INOCENCIO VALDERRAMA, wife and husband

for and in consideration of One Hundred Forty Thousand and 00/100...(\$140,000.00) DOLLARS

in hand paid, conveys and warrants to

KENNETH MATT RIEDEL and JENEE M. RIEDEL, husband and wife

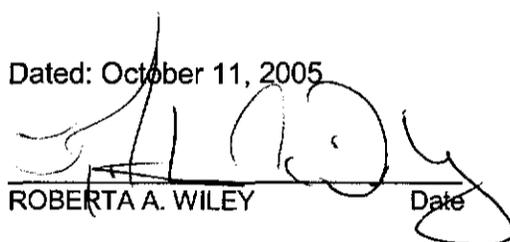
the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated legal description: Ptn. W/2 SW SW, Sec. 25, T36N, R4E W.M. See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 360435-3-004-0003 P50716

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: October 11, 2005


ROBERTA A. WILEY Date


INOCENCIO VALDERRAMA

5842
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 19 2005

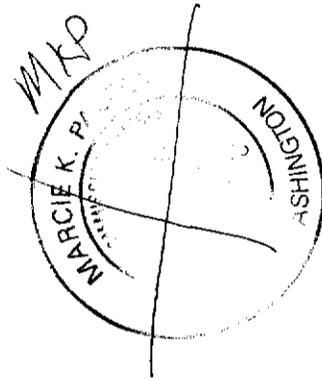
Amount Paid \$ 2497.00
Skagit Co. Treasurer
By  Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that ROBERTA A. WILEY and INOCENCIO VALDERRAMA 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: October 18 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



200510190086
Skagit County Auditor

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: IMV1214 MKP

PARCEL A:

The West Half of the West Half of the West Half of the Southwest Quarter of the Southwest Quarter in Section 35, Township 36 North, Range 4 East of the Willamette Meridian;

EXCEPT the South 20 feet thereof conveyed to Skagit County for road purposes by deed recorded November 14, 1913, under Auditor's File No. 99296, records of Skagit County, Washington, in Volume 95 of Deeds, page 333.

Situated in Skagit County, Washington

PARCEL B:

That portion of the East Half of the West Half of the West Half of the Southwest Quarter of the Southwest Quarter of Section 35, Township 36 North, Range 4 East of the Willamette Meridian, lying Northerly of the following described line:

Beginning at the Northwest corner of said subdivision;
Thence South 00°33'14" West 771.98 feet to the centerline of Swede Creek, the true point of beginning of said centerline;
Thence along said Swede Creek centerline North 77°42'43" East, 55.77 feet;
Thence North 69°25'35" East, 39.95 feet;
Thence North 71°03'19" East, 24.14 feet;
Thence North 25°49'09" East, 9.55 feet;
Thence North 37°27'10" East, 47.43 feet;
Thence leaving said creek centerline, North 66°27'14" East, 20.78 feet to the East line of said subdivision, the terminus of said line.

Situated in Skagit County, Washington



200510190086
Skagit County Auditor