

When recorded return to:

Mr. and Mrs. Gary Fidler
21521 Conway Hill Lane
Conway, Wa. 98274



200804110011

Skagit County Auditor

4/11/2008 Page 1 of 3 9:38AM

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: 94560

GUARDIAN NORTHWEST TITLE CO.

94560E Statutory Warranty Deed

THE GRANTOR The Heirs and Devisees of David A. Bromels, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gary Fidler and Star Fidler, husband and wife, Tory Fidler and Tracy Fidler, husband and wife the following described real estate, situated in the County of Skagit, State of WA

Sec. 20, TWP. 33, Rng. 4; Ptn. E 1/2 W 1/2 NW

For Full Legal See Attached Exhibit "A"

Subject to covenants, conditions, restrictions and easements, a per attached Exhibit "B"

Tax Parcel Number(s): P16997, 330420-2-006-0003, P16933, 330420-0-007-0006

Dated 4-09-2008

1088
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Nancy J. Rimmer as Personal Representative of the
David A. Bromels Estate

APR 11 2008

Nancy J. Rimmer, Pers. Rep.
By: Nancy J. Rimmer, Personal Representative

Amount Paid \$ 3565.00
Skagit Co. Treasurer
By *mam* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Nancy J. Rimmer as Personal Representative of the David A. Bromels Estate, 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: 4-10-08

Sandra D. Olson

Notary Public in and for the State of
Residing at Burlington, WA
My appointment expires: 2/20/2011

Washington

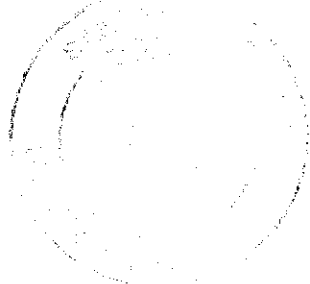


EXHIBIT A

Those portions of the Northwest $\frac{1}{4}$ of Section 20, Township 33 North, Range 4 East, W.M., described as follows:

(a) Beginning at the Northeast corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section, thence run West 40 rods to the County Road, now known as the Conway Hill Road; thence Southeasterly along the North line of said County Road to the East line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence North 302 feet to the place of beginning; EXCEPT that certain 50 foot wide strip of land taken for Drainage District No. 17 in Skagit County Cause No. 17539.

(b) The East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, EXCEPT County road right-of-way along the North line thereof including that portion conveyed to Skagit County by deed recorded as Auditor's File No. 276945; ALSO EXCEPT that certain 50 foot wide strip of land taken for Drainage District No. 17 in Skagit County Cause No. 17539; ALSO EXCEPT that portion thereof taken for road purposes by the State of Washington in Skagit County Cause No. 30390;

ALSO EXCEPT that portion thereof conveyed to Precision General Contractors, Inc., by deed dated October 29, 1970, and recorded November 30, 1970 as Auditor's File No. 746240 and more particularly described as follows:

That portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 20, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the proposed East right-of-way line of the FR 7 line and proposed South right-of-way line of SR 534, as both are shown in detail within that certain map known as SR 5 MP 218.79 to MP 222.10 Conway Hill to Johnson Road, Sheet 6 of 20 sheets now of record and on file in the office of the Director of Highways, Olympia, Washington, and bearing date of approval, June 20, 1968, the center line of which is also shown of record in Volume A of Highway Plats, page 115, File No. 718672, records of Skagit County; thence South $1^{\circ}19'45''$ West along said East right-of-way line of the FR 7 line a distance of 200 feet; thence South $88^{\circ}40'15''$ East 260 feet; thence North $1^{\circ}19'45''$ East 243.98 feet to the South right-of-way line of said SR 534; thence South $81^{\circ}43'40''$ West along said South right-of-way line 263.69 feet to the point of beginning.



200804110011
Skagit County Auditor

Order No:

EXHIBIT "B"
Schedule "B-1"

EXCEPTIONS:

A. Condemnation by the State of Washington of rights of access to State Highway and of light, view and air, by decree entered December 2, 1968 in Skagit County Court Cause No. 30390.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Conway Water Company
Dated: October 14, 1961
Recorded: May 2, 1969
Auditor's No.: 726204
Purpose: "...water pipe..."
Area Affected: North 30 feet of the subject property

C. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: March 27, 2006
Auditor's No.: 200603270197

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: January 30, 1998
Auditor's No.: 9801300002

Said matters include but are not limited to the following:

1. A shallow ditch along a Southerly portion of the East line of the subject property



200804110011

Skagit County Auditor

4/11/2008 Page

3 of

3 9:38AM