

When Recorded Return to:
J. MARK ROETCISOENDER
MARY E. ROETCISOENDER
11523 Blue Heron Road
Bow WA 98232



200807080036
Skagit County Auditor
7/8/2008 Page 1 of 3 11:35AM

Chicago Title Company - Island Division
Order No: IMV3187 MKP Title Order No: IC46071

STATUTORY WARRANTY DEED

THE GRANTOR JOHN B. FABER and CYNTHIA A. FABER, husband and wife

for and in consideration of **Four Hundred Fifty Thousand and 00/100...(\$450,000.00)**
DOLLARS

in hand paid, conveys and warrants to

J. MARK ROETCISOENDER and MARY E. ROETCISOENDER, husband and wife

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

AN UNDIVIDED ONE HALF INTEREST (1/2) IN AND TO THE FOLLOWING DESCRIBED PROPERTY

Abbreviated legal description: Ptn. Govt Lot 1, Sec. 25, T36N, R2E, W.M. See legal description attached hereto and by reference made a part hereof.

Tax Parcel Number(s): 360225-0-071-0001 P47033

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: June 26, 2008



JOHN B. FABER Date

 7.7.08

CYNTHIA A. FABER Date

2213
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 08 2008

Amount Paid \$ 8015.00
By M & M Skagit Co. Treasurer Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JOHN B. FABER and CYNTHIA A. FABER (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 7 2008

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



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Skagit County Auditor

LPB 10-05

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EXHIBIT 'A'

Description:

Order No: IMV3187 MKP

PARCEL A:

That portion of Government Lot 1 of Section 25, Township 36 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at a point which bears North 00°19' East a distance of 1,010 feet from the Southwest corner of said Government Lot 1;
thence South 89°41' East a distance of 400 feet;
thence South 89°16' East a distance of 614 feet;
thence South a distance of 70 feet;
thence South 89°16' East a distance of 40 feet to the true point of beginning of this description;
thence continue South 89°16' East a distance of 60 feet, more or less, to the West line of that certain tract of land conveyed to T.M. Harmer, et ux, by deed recorded under Auditor's File No. 431241, records of Skagit County, Washington;
thence North along the West line of the Harmer tract to the Northerly line of said Government Lot 1;
thence Westerly along the North line of said Government Lot 1 to a point due North of the point of beginning, said point being on the East line of that certain tract of land conveyed to Leland O. Culver, et ux, by deed recorded under Auditor's File No. 405016, records of Skagit County, Washington;
thence South along said East line to the point of beginning;

EXCEPT that portion, if any, lying within the County road, commonly known as Blue Heron Road, as conveyed to Skagit County by deeds recorded in Volume 231 of Deeds, page 427, and in Volume 276 of Deeds, page 255, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

An easement for road purposes over and across the following described strip of land:

Beginning at a point on the West line of said Lot a distance of 940 feet North of the Southwest corner of said Lot;
thence South 89°41' East a distance of 400 feet;
thence South 89°16' East a distance of 1,250 feet;
thence South a distance of 50 feet;
thence North 89°16' West to the West line of said Lot;
thence North to the place of beginning;

EXCEPT from said easement any portion lying within the boundaries of the County road, commonly known as Blue Heron Road, as conveyed to Skagit County by deeds recorded in Volume 231 of Deeds, page 427, and in Volume 276 of Deeds, page 255, records of Skagit County, Washington.

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