

When recorded return to:

Edward J. Bradel, Trustee
The Edward J. Bradel Trust
6441 Lisbon Avenue
Cincinnati 39541 Baker Lake Rd
OH 45213 Concrete WA 98237



201312200022
Skagit County Auditor \$74.00
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Filed for Record at Request of
Land Title and Escrow
Escrow Number: 148118-SE ✓

Grantor: James J. Pinelli
Grantee: Edward J. Bradel

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR JAMES J. PINELLI, a married man as his separate property, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to EDWARD J. BRADEL, TRUSTEE OF THE EDWARD J. BRADEL TRUST AGREEMENT DATED NOVEMBER 30, 1995, the following described real estate, situated in the County of Skagit, State of Washington:

NOT GRANTOR'S PRIMARY RESIDENCE

Abbreviated Legal: Ptn E 1/2 Of SW 1/4 & Ptn W 1/2 Of SE 1/4, 10-35-7 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350710-3-001-0102, P42380, 350710-4-002-0109, P42399

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 148118-SE.

Dated December 17th, 2013

James J. Pinelli
James J. Pinelli



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James J. Pinelli the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/18/13

Ida Mae Ekkelkamp

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20135062
DEC 20 2013

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/10/2016

Amount Paid \$ 3796.40
Skagit Co. Treasurer
By man Deputy

EXHIBIT A

DESCRIPTION:

PARCEL "A":

The Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 10, Township 35 North, Range 7 East, W.M., lying West of the Westerly right of way line of the 60 foot wide Baker Lake Road, as said road was conveyed to Skagit County by Deed recorded April 11, 1966, under Auditor's File No. 681275, records of Skagit County, Washington and lying Northerly of the former right-of-way of the Great Northern Railway,

EXCEPT that portion lying within the North 500 feet of the West 390 feet thereof.
(Said excepted portion being conveyed to the State of Washington by Deed recorded November 12, 1949, under Auditor's File No. 438000, records of Skagit County, Washington.)

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 10, Township 35 North, Range 7 East, W.M., described as follows:

Beginning at the Southeast corner of said subdivision;
thence North $0^{\circ}49'16''$ East along the East line thereof for a distance of 638.94 feet to a point which lies 10 feet Northwesterly of the top of a steep slope;
thence Southwesterly along a line 10 feet Northwesterly of the top of said slope, to the intersection of said line with the South line of said subdivision;
thence South $87^{\circ}58'32''$ East along said South line for a distance of 695.34 feet to the point of beginning,

EXCEPT that certain strip of land conveyed to William Nieshe, et ux, by deed recorded under Auditor's File No. 826165, records of Skagit County, Washington. Said excepted strip being more particularly described as follows:

Beginning at the Southeast corner of said subdivision;
thence North $0^{\circ}24'55''$ West along the East line of said subdivision a distance of 22.58 feet to a point on the South side of an existing fence line;
thence South $87^{\circ}23'05''$ West along the South line of said fence a distance of 115.07 feet to an angle point in said fence line;
thence South $82^{\circ}31'03''$ West along the South line of said fence a distance of 74.96 feet to an angle point in said fence line;
thence South $9^{\circ}41'48''$ East along the Easterly side of said fence a distance of 5.46 feet to the South line of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence South $89^{\circ}20'07''$ East along said $\frac{1}{16}$ section line, a distance of 188.53 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 10, Township 35 North, Range 7 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision;
thence North $89^{\circ}20'07''$ West along the North line of said subdivision a distance of 188.53 feet to a point on the Easterly side of an existing fence line and the true point of beginning;
thence continue North $89^{\circ}20'07''$ West along the North line of said subdivision, a distance of 86.47 feet to an iron pipe at the Northwest corner of the William Nieshe property;
thence South $0^{\circ}24'55''$ East, parallel with the East line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, a distance of 18.00 feet to a point in a previously existing old fence line;



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thence North 80°26'58" East along the line of the previously existing fence a distance of 87.96 feet to a point on the East side of an existing fence;
thence North 9°41'48" West along the East line of said fence a distance of 2.44 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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