



**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.



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Skagit County Auditor

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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



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Skagit County Auditor




**FILED**  
Skagit County Clerk  
Skagit County, WA  
03/06/2020

**SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY**

<b>Estate of STAR M FIDLER:</b>	No. 20-4-00086-29  LETTERS TESTAMENTARY
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20-4-00086-29  
LRTS  
Letters Testamentary  
7854341



**I. BASIS**

- 1.1 The last will of STAR M FIDLER late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on March 04, 2020.
- 1.2 In that will RALPH FIDLER is named personal representative(s).
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT RALPH FIDLER is authorized by this court to execute the will of the above decedent according to law.

DATED 03/06/2020.

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT  
Linda Petzelka, Deputy Clerk

**III. CERTIFICATE OF COPY**

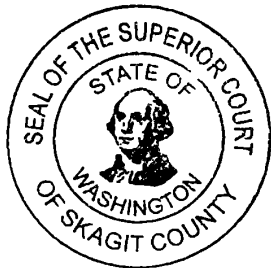
STATE OF WASHINGTON |  
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on March 04, 2020.

I further certify that these letters are now in full force and effect.

DATED: **DEC 22 2020**

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT



BY *M. Davis*  
Deputy Clerk