

When recorded return to:

Mark R. Houser  
1408 Redbud Hollow  
Edmond, OK 73034

214429-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20250767  
Mar 18 2025  
Amount Paid \$3404.61  
Skagit County Treasurer  
By Kaylee Oudman Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Dawn R. Fidler, a married person as her separate property**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as part of an IRS 1031 Tax Deferred Exchange**

in hand paid, conveys and warrants to **Mark R. Houser, presumptively subject to the community interest of the spouse or registered domestic partner, if any**

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

**For Full Legal See Attached "Exhibit A"**

Abbreviated Legal: (Required if full legal not inserted above.)

Ptms of NW ¼, 20-33-4 EWM

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

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 214429-LT.

Dated: March 6, 2025

(attached to Statutory Warranty Deed)

*Dawn Fidler*

Dawn R. Fidler

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 16 day of March 2025, by Dawn R. Fidler.

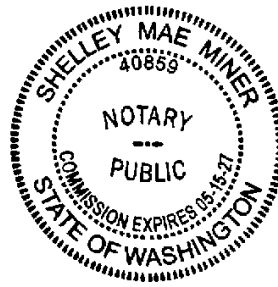
*[Signature]*

Signature

*Notary Public*

Title

My commission expires: 5-18-27



**Exhibit A****Parcel A:**

That portion of the Northwest 1/4 of Section 20, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of the Southwest 1/4 of the Northwest 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 1/4 of the Northwest 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.

Situate in the County of Skagit, State of Washington.

**Parcel B:**

That portion of the Northwest 1/4 of Section 20, Township 33 North, Range 4 East, W.M., described as follows:

The East 1/2 of the Northwest 1/4 of the Northwest 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 1/4 of the Northwest 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. Situate in the County of Skagit, State of Washington.