



199912090078

Kathy Hill, Skagit County Auditor

12/9/1999 Page 1 of 6 3:30:43PM

After Recording Mail to:

CURT W. OPPEL and MONICA P. OPPEL
2803 B Avenue
Anacortes, WA 98221

Filed for Record at Request of:

FIRST AMERICAN TITLE CO.

JANE SEYMOUR, ATTORNEY AT LAW

✓

A60514E-1

"SELLER'S EXHIBIT A"

32819

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

**STATUTORY WARRANTY
DEED**

DEC - 9 1999

REFERENCE NUMBERS OF DOCUMENTS ASSIGNED OR RELEASED:	N/A	Amount Paid \$2,207.20 Skagit Co. Treasurer By <i>W</i> Deputy
GRANTOR:	LOIS F. BRUNER	
GRANTEE(S):	CURT W. and MONICA P. OPPEL	
ABBREVIATED LEGAL DESCRIPTION:	LOT 47, ISLAND VIEW PARK	
ADDITIONAL LEGAL DESCRIPTION ON PAGE:	2	
TAX PARCEL NUMBER:	3798-000-047-0005	

THE GRANTOR, LOIS F. BRUNER, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, as part of a § 1031 tax deferred exchange, conveys and warrants to CURT W. OPPEL and MONICA P. OPPEL, (husband and wife) the following described real estate situated in the County of SKAGIT, State of Washington:

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON:

LOT 47, ISLAND VIEW PARK, ACCORDING TO THE PLAT THEREOF IN VOLUME 7 OF PLATS, PAGE 38, RECORDS OF SKAGIT COUNTY, WASHINGTON;

SUBJECT TO: EASEMENT DEDICATED ON THE FACE OF SAID PLAT FOR SLOPES FOR CUTS AND FILLS, AFFECTING ANY PORTIONS OF SAID PREMISES WHICH ABUT UPON STREETS, AVENUES, ALLEYS OR ROADS;

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN

DEDICATION OF RESTRICTIONS DATED MAY 19, 1955, RECORDED MAY 24, 1955, UNDER AUDITOR'S NO. 518307, RECORDS OF SKAGIT COUNTY, WASHINGTON.

The Grantor for herself and her successors in interest does by these presents expressly limit the covenants of the deed as follows: The Grantor conveys the above described real property and improvements located thereon in "AS IS" condition.

GRANTEE HEREIN ACCEPTS THE LAND, BUILDINGS, IMPROVEMENTS AND ALL OTHER ASPECTS OF THE PROPERTY IN THEIR PRESENT CONDITION AND ANY PERSONAL PROPERTY CONVEYED THEREWITH, AS IS, WHERE IS, INCLUDING ALL FAULTS AND LATENT DEFECTS, WITHOUT ANY REPRESENTATIONS OR WARRANTIES FROM SELLER OR ANY AGENT OR REPRESENTATIVE OF THE SELLER, EXPRESS OR IMPLIED, EXCEPT TO THE EXTENT EXPRESSLY SET FORTH IN THIS DEED. GRANTEE HEREBY RELEASES SELLER AND ITS AGENTS FROM ALL CLAIMS OR CAUSES OF ACTION RELATED THERETO, INCLUDING CLAIMS OR CAUSES OF ACTION RELATING TO ENVIRONMENTAL MATTERS OR HAZARDS. THIS PROVISION AND THE RELEASE SHALL SURVIVE CLOSING AND RECORDING OF THIS DEED.

Grantees accept this deed and acknowledge that Grantor has made no representations or warranties concerning the property. Grantor has advised Grantees to have the property inspected by professional inspectors and grantees have conducted every inspection of the property which they desire to make and accept the property in its present condition with every defect, including material defects.

DATED this ___ day of _____, _____.

Do not allow signatures to go outside the box, inside the margin.

<u>GRANTOR:</u>	
<i>Lois F Bruner</i> <i>William E Bruner</i> <i>Attorney In Fact</i>	
LOIS F. BRUNER by WILLIAM E. BRUNER, her Attorney in Fact	
DATE/TIME: <u>12-7-99 3:40 pm</u>	DATE/TIME: _____
<u>GRANTEES:</u>	
<u>CURT W. OPPEL</u>	<u>MONICA P. OPPEL</u>
DATE/TIME: _____	DATE/TIME: _____

STATUTORY WARRANTY DEED

BF



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STATE OF WASHINGTON) COUNTY OF <u>King</u>))SS
<p>On this <u>7</u> day of <u>Dec</u>, <u>1999</u>, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared LOIS F. BRUNER, represented by WILLIAM E. BRUNER, her Attorney in Fact, to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that she signed and sealed the said instrument as her free and voluntary act and deed for the uses and purposes therein mentioned.</p> <p>WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.</p>	
<p>JUDY STRYCZEK STATE OF WASHINGTON NOTARY --o-- PUBLIC MY COMMISSION EXPIRES 12-27-01 Notary Seal</p>	<p><u>Judy Stryczek</u> PRINTED NAME: <u>Judy Stryczek</u> NOTARY PUBLIC in and for the State of <u>WA</u>, residing at <u>Tacoma WA</u>. Commission expires: <u>12-27-01</u></p>

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STATE OF WASHINGTON) COUNTY OF _____))SS
<p>On this ___ day of _____, _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared CURT W. OPPEL to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that he signed and sealed the said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.</p> <p>WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.</p>	
<p>Notary Seal</p>	<p>PRINTED NAME: _____ NOTARY PUBLIC in and for the State of _____, residing at _____ Commission expires: _____</p>

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DEDICATION OF RESTRICTIONS DATED MAY 19, 1955, RECORDED MAY 24, 1955,
UNDER AUDITOR'S NO. 518307, RECORDS OF SKAGIT COUNTY, WASHINGTON.

The Grantor for herself and her successors in interest does by these presents expressly limit the covenants of the deed as follows: The Grantor conveys the above described real property and improvements located thereon in "AS IS" condition.

GRANTEE HEREIN ACCEPTS THE LAND, BUILDINGS, IMPROVEMENTS AND ALL OTHER ASPECTS OF THE PROPERTY IN THEIR PRESENT CONDITION AND ANY PERSONAL PROPERTY CONVEYED THEREWITH, AS IS, WHERE IS, INCLUDING ALL FAULTS AND LATENT DEFECTS, WITHOUT ANY REPRESENTATIONS OR WARRANTIES FROM SELLER OR ANY AGENT OR REPRESENTATIVE OF THE SELLER, EXPRESS OR IMPLIED, EXCEPT TO THE EXTENT EXPRESSLY SET FORTH IN THIS DEED. GRANTEE HEREBY RELEASES SELLER AND ITS AGENTS FROM ALL CLAIMS OR CAUSES OF ACTION RELATED THERETO, INCLUDING CLAIMS OR CAUSES OF ACTION RELATING TO ENVIRONMENTAL MATTERS OR HAZARDS. THIS PROVISION AND THE RELEASE SHALL SURVIVE CLOSING AND RECORDING OF THIS DEED.

Grantees accept this deed and acknowledge that Grantor has made no representations or warranties concerning the property. Grantor has advised Grantees to have the property inspected by professional inspectors and grantees have conducted every inspection of the property which they desire to make and accept the property in its present condition with every defect, including material defects.

DATED this 7th day of DECEMBER 1999

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<u>GRANTOR:</u>	
_____ LOIS F. BRUNER by WILLIAM E. BRUNER, her Attorney in Fact	
DATE/TIME: _____	DATE/TIME: _____
<u>GRANTEES:</u>	
 CURT W. OPPEL	 MONICA P. OPPEL
DATE/TIME: <u>12/7/99 10:30A</u>	DATE/TIME: <u>12/7/99</u>

STATUTORY WARRANTY DEED

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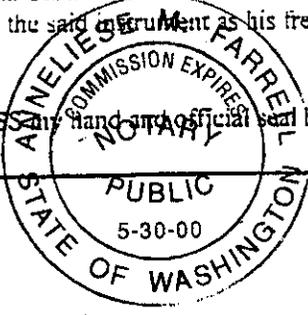
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STATE OF WASHINGTON)) :SS COUNTY OF _____)	
<p>On this ___ day of _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared LOIS F. BRUNER, represented by WILLIAM E. BRUNER, her Attorney in Fact, to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that she signed and sealed the said instrument as her free and voluntary act and deed for the uses and purposes therein mentioned.</p> <p>WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.</p>	
Notary Seal	PRINTED NAME: _____ NOTARY PUBLIC in and for the State of _____, residing at _____ Commission expires: _____

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STATE OF WASHINGTON)) :SS COUNTY OF <u>SKAGIT</u>)	
<p>On this <u>7th</u> day of <u>DEC.</u>, <u>1999</u>, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared <u>CURT W. OPPEL</u> to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that he signed and sealed the said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.</p> <p>WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.</p>	
 Notary Seal	<u>Anneliese M. Farrell</u> PRINTED NAME: _____ NOTARY PUBLIC in and for the State of <u>WA</u> , residing at <u>La Conner</u> Commission expires: <u>5/30/00</u>

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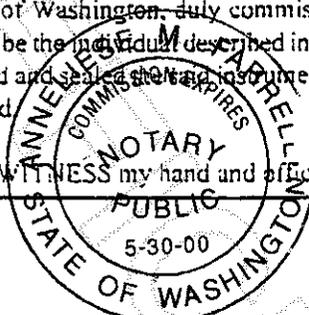


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STATE OF WASHINGTON) COUNTY OF <u>Skagit</u>)))SS)
<p>On this <u>7th</u> day of <u>Dec.</u>, <u>1999</u>, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared <u>MONICA P. OPPEL</u> to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that she signed and sealed the instrument as her free and voluntary act and deed for the uses and purposes therein mentioned.</p> <p style="text-align: right;">Anneliese M. Farrell</p> <p>WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.</p>	
	<p><u>Anneliese M. Farrell</u> PRINTED NAME: _____ NOTARY PUBLIC in and for the State of <u>WA</u>, residing at <u>La Cour</u>. Commission expires: <u>5/30/00</u></p>

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Legal description proofread from WID 8508280075 on 10/07/99 by KA and LB.	CLIENTS: Bruner; Bruner-REASW-DEED-AS-IS LTB.wpd 10/01/99 MJS 10/07/99 ka 11/04/99 MJS
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