

AFTER RECORDING MAIL TO:
Robert Gepner
6833 61st W.
University Place, WA 98467



200009180002

, Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-92863-E
LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Warren Gilbert, Jr., Marilyn Gilbert, LDV Associates
Grantee(s): Robert Gepner, Darlyn Gepner
Abbreviated Legal: Lot 36, CEDAR RIDGE ESTATES DIV. NO. 1
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4622-000-036-0005/P105738

THE GRANTOR LANCE SIMS, DAN SIMS, and VERN SIMS, doing business as LDV ASSOCIATES, and in WARREN GILBERT, JR. and MARILYN GILBERT, his wife, as their interests may appear for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ROBERT GEPNER and DARLYN GEPNER, husband and wife the following described real estate, situated in the County of Skagit, State of Washington: Lot 36, "PLAT OF CEDAR RIDGE ESTATES DIV. NO. 1", as per plat recorded in Volume 15 of Plats, pages 147 through 152, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

See Attached Exhibit A

Dated this 15th day of Sept., 2000

By LDV Associates

By Vern Sims, General Partner

STATE OF WASHINGTON

County of SKAGIT

By

Warren Gilbert, Jr. **

By

Marilyn Gilbert, **

SS:

**

By Vern Sims, P.O.A.

I certify that I know or have satisfactory evidence that VERN SIMS signed this instrument, on oath stated that he authorized to execute the instrument and acknowledged it as the GENERAL PARTNER of LDV ASSOCIATES to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: September 15, 2000

Candace M. Taylor

Notary Public in and for the State of WASHINGTON

Residing at MOUNT VERNON

My appointment expires: 1/01/2001

37318
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

SEP 18 2000

Amount Paid \$ 1,377.00
Skagit Co. Treasurer
By DC Deputy

STATE OF Washington }
County of Skagit } SS:

On this 15th day of September, 2000 before me personally appeared Vern Sims, who executed the within instrument as Attorney in Fact for Warren Gilbert, Jr. and Marilyn Gilbert and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed as attorney in fact for Warren Gilbert, Jr. and Marilyn Gilbert for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said Warren Gilbert, Jr. and Marilyn Gilbert is now living, and is not incompetent. Given under my hand and official seal the day and year last above written.
(Seal)

Candace M. Taylor
Candace M. Taylor
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 01/01/01



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Skagit County Auditor

Exhibit A

Grantees herein agree to assume and pay that certain Public Utility District No. 1 Assessment under Account Number 4622-000-036-0005 in the original amount of \$7,790.92, dated June 16, 1994, the current principal balance being \$6,459.79, according to the terms and conditions of said assessment.

SUBJECT TO: Mineral reservations as set forth in various documents of record; Easement recorded October 26, 1992, under Auditor's File No. 9210260023; Covenants, Conditions and Restrictions recorded December 23, 1993, under Auditor's File No. 9312230074; Provisions as set forth on the face of the Plat; Easement over the Northerly 10 feet as set forth on the face of the Plat.



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, Skagit County Auditor

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