

When Recorded Return to:
PHIL ROEDER
DARLENE L. ROEDER
3946 150th Avenue NE #R
Redmond WA 98052



200404300145
Skagit County Auditor

4/30/2004 Page 1 of 4 12:13PM

Chicago Title Company - Island Division
Order No: AE9971 MM

IC31001 ✓ **STATUTORY WARRANTY DEED**

THE GRANTOR **KOFFRON, KOFFRON, METZGER and CHRISTOFERSEN, L.L.C.**, a Washington limited liability company

for and in consideration of **One Million Four Hundred Thousand and 00/100...(\$1,400,000.00) DOLLARS** which is paid by a Qualified Intermediary as part of a 1031 deferred exchange.

in hand paid, conveys and warrants to **PHIL ROEDER and DARLENE L. ROEDER, husband and wife**

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

Ptn. Lot 4 SP #ANA-95-002
SEE EXHIBIT A WHICH IS HERETO ATTACHED.

2095
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Situated in Skagit County, Washington.

APR 30 2004

Tax Account No. : 350230-2-223-0300 P110454

Amount Paid \$ *24,920.00*
Skagit Co. Treasurer
By *ac* Deputy

Subject to: Restrictions, reservations and easements of record.

Dated: April 27, 2004

KOFFRON, KOFFRON, METZGER and CHRISTOFERSEN, LLC

[Signature]
Lynn Christofersen, Member

[Signature]
Jon Metzger

[Signature]
Louis Koffron

[Signature]
Sandra Koffron

STATE OF WASHINGTON

COUNTY OF SKAGIT

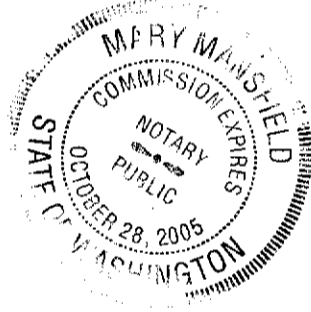
I certify that I know or have satisfactory evidence that ~~Louis Koffron, Sandra Koffron~~
Jon Metzger, Lynn Christofersen is the person who appeared before me, and said person
acknowledged that they were signed this instrument, on oath stated that
they were ^{XX} was authorized to execute the instrument and acknowledged it
as members
of Koffron, Koffron, Metzger and Christofersen, LLC to
be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 4-29-04

Mary Mansfield

Notary Public

My appointment expires 10-28-05



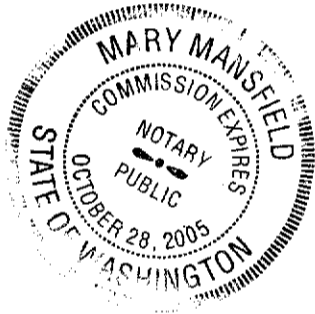
200404300145
Skagit County Auditor

STATE OF WASHINGTON

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Louis Koffron, Sandra Koffron
~~Jon Metzger, Lynn Christofersen~~ is the person who appeared before me, and said person
acknowledged that they were signed this instrument, on oath stated that
they were ^{XX} was authorized to execute the instrument and acknowledged it
as members
of Koffron, Koffron, Metzger and Christofersen, LLC to
be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 4-30-04



Mary Mansfield
Notary Public

My appointment expires 10-28-05



200404300145
Skagit County Auditor

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: AE9971 MM

Parcel A:

The North 160 feet of the East 151 feet of all that portion of Lot 4, lying West of "V" Place, as set forth on ANACORTES SHORT PLAT NO. 95-002 as approved June 6, 1995, and recorded August 30, 1995, in Volume 12 of Short Plats, pages 23 and 24, under Auditor's File No. 9508300041, records of Skagit County, Washington; being a portion of Tracts 3, 4 and 5, Plate 11, Anacortes Tide and Shorelands in Section 30, Township 35 North, Range 2 East of the Willamette Meridian.

Situated in Skagit County, Washington

Parcel B:

The North 160 feet of all that portion of Lot 4, Anacortes Short Plat No. ANA 95-002, as approved June 6, 1995 and recorded August 30, 1995, Volume 12 of Short Plats, pages 23 and 24, under Auditor's File No. 9508300041, records of Skagit County, Washington, lying West of "V" Place as shown thereon; being a portion of Tracts 3, 4, and 5, Plate 11, Anacortes Tide and Shorelands in Section 30-35-2 East of the Willamette Meridian;

EXCEPT the East 151 feet thereof.

Situated in Skagit County, Washington

Parcel C:

All that portion of Lot 4, Anacortes Short Plat No. ANA 95-002, as approved June 6, 1995, and recorded August 30, 1995, Volume 12 of Short Plats, pages 23 and 24, under Auditor's File No. 9508300041, records of Skagit County, Washington, lying West of "V" Place as shown thereon; being a portion of Tracts 3, 4, and 5, Plate 11, Anacortes Tide and Shorelands in Section 30-35-2 East of the Willamette Meridian;

EXCEPT the North 160 feet thereof;

ALSO EXCEPT all that portion thereof lying Southeasterly of a line, parallel to and 50' Northwesterly of, as measured at right angles to the centerline of Street "A" as delineated on said Short Plat.

Situated in Skagit County, Washington



200404300145

Skagit County Auditor