

When recorded return to:

Mr. and Mrs. William S. McIvor
2931 Firwood Lane
Mt. Vernon, WA 98273



200607120104
Skagit County Auditor

7/12/2006 Page 1 of 2 3:34PM

Filed for Record at Request of
Land Title Company / Sedro-Woolley Branch
Escrow Number: 121708-PWE

Grantor: Bruce T Koester, Phillip R Koester and Karen Ann Koester
Grantee: William S. McIvor and Elaine H. McIvor

LAND TITLE OF SKAGIT COUNTY
Statutory Warranty Deed

THE GRANTOR Bruce T Koester, Phillip R Koester, Karen Ann Koester, formerly Karen Ann Backstrom, Heirs of Grace E. Koester, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to WILLIAM S. McIVOR and ELAINE H. McIVOR, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Tax Parcel Number(s): P81997, 4417-000-321-0001

Apartment Unit 321, "NORTHRIDGE ESTATES CONDOMINIUM", as shown on "Survey and Floor Plans", filed respectively under Auditor's File No. 8901100090, 8709010045, 8609050016, 8508120021, 8409210028 and 8405310048 in Volume 14 of Plats, pages 65 and 66, in Volume 14 of Plats, pages 40 and 41, in Volume 14 of Plats, pages 22 and 23, in Volume 14 of Plats, pages 12 and 13, in Volume 13 of Plats, pages 113 to 115, inclusive, and in Volume 13 of Plats, pages 97 to 105, inclusive, and as identified in Declaration recorded under Auditor's File No. 8901100091, being an amendment of Declarations recorded under Auditor's File Nos. 8709010046, 8609050017, 8508120022, 8002220033, 8202080028, 8405310049 and 8410010003, intended for single family residential use.

Said condominium being a portion of Tract "B" of "REVISION TO PLAT OF FIRWEST ESTATES, DIVISION NO. 1", as per plat recorded in Volume 12 of Plats, pages 89 and 90, records of Skagit County, Washington; the legal description being Parcels "A", "C" and "E" set forth in Article 5 of said Declaration recorded under Auditor's File No. 8002220033.

TOGETHER WITH an undivided 1.97 percentage interest in the common area and limited common areas as set forth in said Declaration under Auditor's File No. 8901100091, and shown on said "Survey and Floor Plans".

TOGETHER WITH a non-exclusive and exclusive use of the common areas and limited common areas as set forth in said Declaration recorded under Auditor's File No. 8901100091.

Situate in the City Mount Vernon, County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 121708-P. Also subject to second half 2006 property taxes.

Dated July 10, 2006

Bruce T Koester by Karen Ann Koester
Bruce T Koester by Karen Ann Koester, Atty in fact
Karen Ann Koester
Karen Ann Koester

Phillip R Koester by Karen Ann Koester
Phillip R Koester by Karen Ann Koester, Atty in fact
Atty in fact

State of Washington
County of _____ } SS:

ATTACHED TO and made a part
of

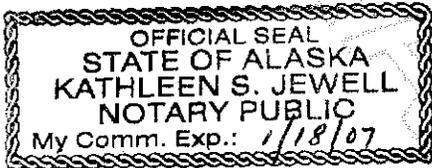
STATE OF Alaska
COUNTY OF Kenai } SS:
Borough

On this 10th day of July, 2006 before me personally appeared Karen Ann Koester, to me known to be the individual described in and who executed the foregoing instrument her self and as Attorney in Fact for Bruce T. Koester And Phillip R. Koester and acknowledged that she signed and sealed the same as her free and voluntary act and deed for her self and also as the free and voluntary act and deed as Attorney in Fact for said principal 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 principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)

Kathleen S. Jewell

Notary Public in and for the State of ~~Washington~~ Alaska
Residing at Kasilof, Alaska
My appointment expires: 1/18/07



3527
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUL 12 2006

Amount Paid \$ 4008.77
Skagit County Treasurer
By: h Deputy



200607120104
Skagit County Auditor