

When recorded return to:

Mr. Michael A. Bird
Mr. David A. Bird
8059 25th Ave. NW
Seattle, WA 98117

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 122428-S

Grantor: Doris E. Bird
Grantee: Michael A. Bird and David A. Bird

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE Doris E. Bird as Sole Heir for the Estates of Robert H. Nemitz, Deceased and Selma B. Nemitz, Deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael A. Bird, an unmarried individual and David A. Bird, a married person as his separate estate, each as to a 50% interest the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn Blks 11 & 12, Syndicate to La Conner

Tax Parcel Number(s): P74321 / 4128-011-011-0003, P74323 / 4128-012-008-0006

Lots 10 and 11, Block 11 and Lots 3-8 inclusive, Block 12, all in the, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington;

EXCEPT the South 32 feet of the West 6 feet of said Lot 10, Block 11.

Situate in the Town of LaConner, 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. 122428-sa.

Dated August 28, 2006

Doris E. Bird
Doris E. Bird

4520
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

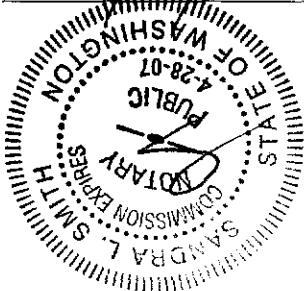
AUG 31 2006

Amount Paid: 4063.40
By Skagit Co. Treasurer
Doris E. Bird

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Doris E. Bird**
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 8/31/06



[Signature]
Notary Public in and for the State of Wa
Residing at Deer Island
My appointment expires: 4/28/07