

When Recorded Return to:
WPC JOINT VENTURE, LLC
Sterling Chord
1805 Down Jones Way
Anacortes, WA 98221



200609010151
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: AE11293 JAC Title Order No: IC38176

STATUTORY WARRANTY DEED

THE GRANTOR CHARLENE C. NIBARGER, a single person on December 27, 1994; and at all times since, and CHARLENE CAROL NIBARGER as Personal Representative of the Estate of DAISY I. NIBARGER, deceased

for and in consideration of **Four Hundred Thousand and 00/100...(\$400,000.00) DOLLARS**
in hand paid, conveys and warrants to:

WPC JOINT VENTURE, LLC, a Washington Limited Liability Company

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

'COMPLETE LEGAL DESCRIPTION AS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF'

Abbreviated Legal: (Required if full legal not inserted above.) : Ptn. SE NE 25-35-1

Tax Parcel Number(s): 350125-0-118-0008 P32110
350125-0-118-0200 P124647

Subject to: Restrictions, reservations and easements of record.

Dated: August 1, 2006

Charlene C. Nibarger 8-31-06
CHARLENE C NIBARGER Date

4552
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 01 2006

Amount Paid \$ 7,125.00
By Skagit Co. Treasurer
D Deputy

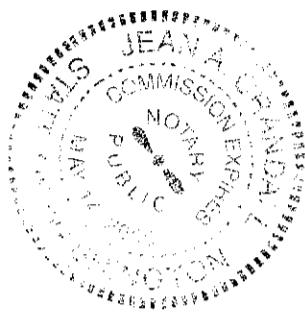
Charlene Carol Nibarger PR 8-31-06
CHARLENE CAROL NIBARGER Date
Personal Representative

STATE OF WASHINGTON
COUNTY OF Skagit

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

Dated: 8-31-06

Notary Public in and for the State of Washington
Residing at Herb's Motel
My appointment expires 5-14-09



STATE OF WASHINGTON
COUNTY OF SKAGIT

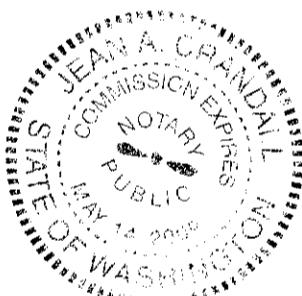
I certify that I know or have satisfactory evidence that
CHARLENE CAROL NIBARGER

is/are the person(s) who appeared before me, and said person(s) acknowledged that
she signed this instrument, on oath state that
she is authorized to execute the instrument and acknowledge
it as Personal Representative
of the Estate of DAISY I. NIBARGER
to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this

31st day of

August, 2006



Notary Public in and for the State of Washington.

Name printed JEAN A. CRANDALL

Residing at Herb's Motel

My commission expires 5-14-09



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EXHIBIT "A"

That portion of the Southeast Quarter of the Northeast Quarter of Section 25, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at a point on the Westerly boundary of "Child's and Hagadorn's First Addition to the City of Anacortes, Wash.", according to the plat recorded in Volume 2 of Plats, page 29, records of Skagit County, Washington, 601 feet North of the South line of the Northeast Quarter of said Section 25; thence West parallel to and 601 feet North of the South line of said Northeast Quarter of Section 25, a distance of 110 feet to the true point of beginning; thence North parallel to the West boundary of Child's and Hagadorn's First Addition a distance of 150 feet; thence East parallel to the South line of said Northeast Quarter of Section 25, a distance of 10 feet; thence North parallel to the West boundary of Child's and Hagadorn's First Addition to the South line of Thirty-fifth Street as shown on this plat of "Hagadorn and Stewart's First Addition to the City of Anacortes, Wash.", according to the plat recorded in Volume 1 of Plats, page 37, records of Skagit County, Washington; thence West along the South line of Thirty-fifth street to a point that is 10 rods East of the West line of said Southeast Quarter of the Northeast Quarter; thence South parallel to and 10 rods East of the West line of said Southeast Quarter of the Northeast Quarter to a line that is 601 feet North of and parallel to the South line of said Southeast Quarter of the Northeast Quarter; thence East along said parallel line to the point of beginning;

EXCEPT the East 7 feet of the North 60 feet of the South 150 feet thereof.

ALSO EXCEPT commencing at the East Quarter Corner of said Section 25; thence North 89°47'00" West along the South line of said subdivision a distance of 864.37 feet to a tack in lead in the centerline of M Avenue; thence North 0°33'30"" East 591.24 feet to a monument in case at the intersection of M Avenue and 36th Street; thence continuing North 0°33'30" East 9.79 feet; thence North 89°47'00 West a distance of 135.69 feet to a one-half inch rebar marked "Leonard 8992" at the Southeast Corner of Tract "A" as shown on survey map filed in Book 6 of Surveys at page 86, under Auditor's File No. 8506190003, said point being the true point of beginning; thence North 0°24'03" West along the East line of said Tract "A" a distance of 90.00 feet; thence North 89°47'00" West a distance of 3.00 feet; thence South 0°24'03" East a distance of 90.00 feet to the South line of said Tract "A"; thence South 89°47'00" East along said South line a distance of 3.00 feet to the true point of beginning.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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