

When recorded return to:

Magerkurth Family Trust,
1818 37th Street
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A89133



200609180057
Skagit County Auditor

9/18/2006 Page

1 of

2 10:00AM

Statutory Warranty Deed

THE GRANTOR Karen M. Everett, Guardian of the Person and/or Estate of Richard Allen McEachran and Sally Ann Heiland McEachran for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael E. Magerkurth and Stephanie A. Tobosa-Magerkurth, Trustees of the Magerkurth Family Trust dated August 27, 1992 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 13, 14 and 15, Block 7, "PLAT OF HENSLER'S FIRST ADDITION TO THE CITY OF ANACORTES, SKAGIT CO., WASH."

FIRST AMERICAN TITLE CO.

Tax Parcel Number(s): P57355, 3794-007-015-0002

A89133E

Lots 13, 14 and 15, Block 7, "PLAT OF HENSLER'S FIRST ADDITION TO THE CITY OF ANACORTES, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 46, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated September 12, 2006

Richard and Sally McEachran

Karen M. Everett, guardian for Richard & Sally McEachran

By: Karen M. Everett, Guardian of the Person and/or Estate of Richard and Sally McEachran

#4811
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

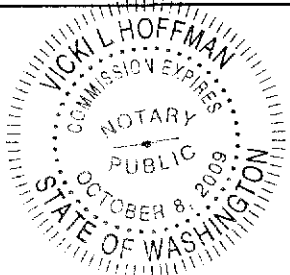
SEP 18 2006

Amount Paid: 6635.50
By: *[Signature]*
Skagit Co. Treasurer

STATE OF Washington }
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Karen M. Everett
signed this instrument, on oath stated that She is
authorized to execute the instrument and acknowledged it as the Guardian of the person and/or estate
of Richard Allen McEachran and Sally Ann Heiland to be the free and voluntary act of such
McEachran
party for the uses and purposes mentioned in this instrument.

Dated: 9-14-06



Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-09

EXCEPTIONS:

**A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING
RECORDED SURVEY:**

Recorded: May 24, 1995
Auditor's No.: 9505240050

Said matters include but are not limited to the following:

1. The North side of an older garage on Lot 13 is built on the South line of existing alley.
2. The existing tall hedge is encroaching on the North right-of-way line of 28th Street and on the Westerly property along the West line of Lot 13.



200609180057
Skagit County Auditor