

When Recorded Return to:
PATRICK D. GEHRING
VICTORIA N. GEHRING
300 South 10th Street
Mount Vernon WA 98273



200702130080
Skagit County Auditor

2/13/2007 Page 1 of 2 3:29PM

Chicago Title Company - Island Division
Order No: BE11269 CLT Title Order No: IC41407 ✓

STATUTORY WARRANTY DEED

THE GRANTOR MARY ELLEN COPNER, Successor Trustee of the COPNER TRUST dated January 18, 1995 for and in consideration of **Two Hundred Ninety Thousand and 00/100...(\$290,000.00) DOLLARS** in hand paid, conveys and warrants to **PATRICK D. GEHRING and VICTORIA N. GEHRING, husband and wife**

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

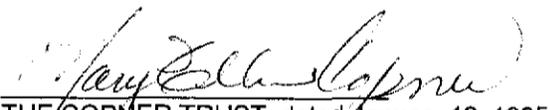
Lots 1 and 2, Block 8, EASTERN ADDITION TO MOUNT VERNON, according to the plat thereof recorded in Volume 2 of Plats, page 100, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Parcel Number(s): 3718-008-002-0008 P52742

Subject to: Restrictions, reservations and easements of record and the Skagit County Right to Farm Ordinance as more fully described in Exhibit "A" attached hereto and made a part hereof.

Dated: February 12, 2007


THE COPNER TRUST, dated January 18, 1995
Mary Ellen Copner, Successor Trustee

650
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

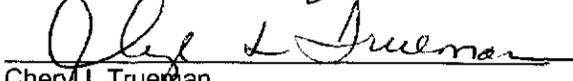
FEB 13 2007

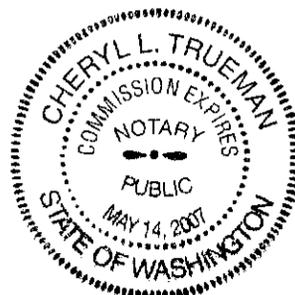
Amount Paid \$ 5167.00
Skagit Co. Treasurer
By  Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Mary Ellen Copner, Successor Trustee of THE COPNER TRUST, DATED JANUARY 18, 1995 is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he is / she is / they are authorized to execute the instrument and acknowledged it as the Successor Trustee of the Copner Trust dated January 18, 1995 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: February 12 2007


Cheryl L. Trueman
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/14/07

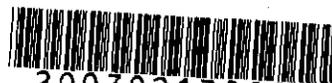


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EXHIBIT 'A'

Order No: BE11269 CLT

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.



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