

When recorded return to:

Mr. and Mrs. Bryan W. Walker
4004 Browning Drive
Concord, CA 94518

Recorded at the request of:
First American Title
File Number: 90975



200703300161
Skagit County Auditor

3/30/2007 Page 1 of 3 12:01PM

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

90975E-1

THE GRANTORS Bertrand G. Webster and Desiree A. Webster, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Bryan W. Walker and Linda S. Walker, husband and wife as joint tenants with rights of survivorship the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 27, Township 35, Range 1; Ptn. NW NE; Lot 2 Short Plat No. ANA-03-004

Tax Parcel Number(s): P120614, 350127-0-010-0200

Lot 2 of Anacortes Short Plat No. ANA-03-004, recorded July 17, 2003, under Auditor's File No. 200307170012, records of Skagit County, Washington; being a portion of the Northwest ¼ of the Northeast ¼ of Section 27, Township 35 North, Range 1 East, W.M..
Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated March 22, 2007

The grantees, by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as community property or as tenants in common.

1441
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Accepted

See Attached

Bryan W. Walker

Linda S. Walker

MAR 30 2007

Amount Paid \$ 5612.00
By Skagit Co. Treasurer
Deputy

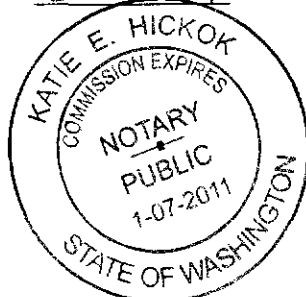
X Bertrand G. Webster
Bertrand G. Webster

X Desiree A. Webster
Desiree A. Webster

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Bertrand G. Webster and Desiree A. Webster, the persons 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.

Date: 3-23-07



Katie E. Hickok
Notary Public in and for the State of Washington
Residing at Millenon
My appointment expires: 1-7-11

When recorded return to:

Mr. and Mrs. Bryan W. Walker
4004 Browning Drive
Concord, CA 94518

Recorded at the request of:
First American Title
File Number: 90975

Statutory Warranty Deed

THE GRANTORS Bertrand G. Webster and Desiree A. Webster, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Bryan W. Walker and Linda S. Walker, husband and wife as joint tenants with rights of survivorship the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 27, Township 35, Range 1; Ptn. NW NE; Lot 2 Short Plat No. ANA-03-004

Tax Parcel Number(s): P120614, 350127-0-010-0200

Lot 2 of Anacortes Short Plat No. ANA-03-004, recorded July 17, 2003, under Auditor's File No. 200307170012, records of Skagit County, Washington; being a portion of the Northwest ¼ of the Northeast ¼ of Section 27, Township 35 North, Range 1 East, W.M..
Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated March 22, 2007

The grantees, by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as community property or as tenants in common.

Accepted

Bryan W. Walker
Bryan W. Walker

Linda S. Walker
Linda S. Walker

Bertrand G. Webster

Desiree A. Webster

STATE OF Washington
COUNTY OF Contra Costa

SS:

Bryan W. Walker + Linda S. Walker

I certify that I know or have satisfactory evidence that Bertrand G. Webster and Desiree A. Webster, the persons 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.

Date: 3/26/07

Kasie H. Robertson

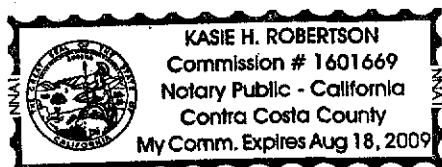
Notary Public in and for the State of

Residing at Orinda, Ca. 94563

My appointment expires: 8-18-09

Washington

California



200703300161
Skagit County Auditor

Order No: 90975

Schedule "B-1"

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: ANA-03-004
Recorded: July 17, 2003
Auditor's No.: 200307170012

Said matters include but are not limited to the following:

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of private roads shall be the responsibility of the lot owners.
3. Water – City of Anacortes
4. Sewer – City of Anacortes
5. Fence locations.

B. Easement for underground utilities and sewer disclosed by deed recorded under Auditor's File No. 200307250229.

C. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: August 6, 2003
Auditor's No.: 200308060090
As Follows:

An easement is hereby reserved or and granted to all public and private utilities serving this lot, under and upon the exterior 7 feet of front boundary lines and under and upon the exterior 2.5 feet of side and rear boundary line of this lot, in which to install, lay, construct, renew, operate, and maintain underground conduits, cables, wires, and pipelines, including all equipment and appurtenances necessary and related thereto, for the purpose of serving this lot and other property with electric, telephone, CATV, water, sewer, and gas service, together with the right to enter upon the lots at all times for the purposes herein stated. Also, the lot shall be subject to an easement 2.5 feet in width, parallel with and adjoining all interior lot lines for drainage purposes. No lines or wires for the transmission of electric current or for telephone use, CATV, fire or police signals, or for other purposes, shall be placed or permitted to be placed upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the building.



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3/30/2007 Page 3 of 3 12:01PM