

When recorded return to:

Mr. and Mrs. Douglas B. Shepherd
12876 Summit Trail Lane
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A91097



200704200180
Skagit County Auditor

4/20/2007 Page 1 of 2 3:35PM

Statutory Warranty Deed

THE GRANTORS Alan Goerdt and Lori Pooch-Goerdt, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Douglas B. Shepherd and Sandra L. Shepherd, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lot 3, all of Lots 4 and 5, Block 192, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON"

FIRST AMERICAN TITLE CO.

Tax Parcel Number(s): P117951, 3772-192-005-0000

A91097E-1

The West 1/2 of Lot 3, all of Lots 4 and 5, Block 192 "MAP OF THE CITY OF ANACORTES", according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington;

TOGETHER WITH that portion of the vacated alley in said block which would attach thereto by operation of law.

SUBJECT TO the Easements, Restrictions and other Exceptions attached hereto as Exhibit "A"

Dated April 4, 2007

Alan Goerdt
Alan Goerdt

Lori Pooch-Goerdt
Lori Pooch-Goerdt

#1855
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 20 2007

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 6947.00
By [Signature] Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Alan Goerdt and Lori Pooch-Goerdt, 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: 4-11-07

Wicki L Hoffman
Notary Public in and for the State of WA Washington
Residing at ANACORTES
My appointment expires: 10-8-09

EXCEPTIONS:

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

Recorded: July 26, 1994
Auditor's No.: 9407260088

B. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: City of Anacortes
Recorded: June 3, 1994
Auditor's No.: 9406030121
Purpose: Construction, maintenance and repair of utilities
Area Affected: Vacated alley



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