



200704200182
Skagit County Auditor

4/20/2007 Page 1 of 2 3:37PM

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: A91096

Statutory Warranty Deed

THE GRANTORS Alan Goerd and Lori Pooch-Goerd, 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. Lots 1-3, Block 192, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON" FIRST AMERICAN TITLE CO.

A91096E-1

Tax Parcel Number(s): P117969, 3772-192-003-0000

All of Lots 1, 2 and the East 1/2 of Lot 3, Block 192, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", 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 set forth on Exhibit "A" attached hereto.

Dated April 3, 2007

Alan Goerd
Alan Goerd

Lori Pooch-Goerd
Lori Pooch-Goerd

1854
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 20 2007

6947.00

STATE OF Washington }
COUNTY OF Skagit } SS:

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

I certify that I know or have satisfactory evidence that Alan Goerd and Lori Pooch-Goerd, 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

Richard 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: 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
For: Construction, maintenance and repair of utilities and
for pedestrian access
Affects: Vacated alley



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