



200705160120
Skagit County Auditor

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WHEN RECORDED RETURN TO:

VALERIE TODOROVICH
GUST ROSENFELD PLC
201 EAST WASHINGTON SUITE 800
PHOENIX ARIZONA 85004-2327

113216-S

LAND TITLE OF SKAGIT COUNTY

DOCUMENT TITLE(S):

STATUTORY WARRANTY DEED

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTORS:

WILLIAM R POPPE, as PERSONAL REPRESENTATIVE OF THE ESTATE OF
GEORGE D POPPE AS TRUSTEE UNDER THE TESTAMENTARY TRUST OF
CHAROLTE A POPPE, DECEASED:

DONALD DEAN POPPE AND RUBY ELLA POPPE, AS TRUSTEES OF THE POPPE FAMILY
GRANTEES: SEE PAGE 2

WAL-MART STORES INC

ABBREVIATED LEGAL DESCRIPTION:

PTN NW 1/4 and the NE 1/4 of 18-34-4 E W.M.

TAX PARCEL NUMBER(S):

P26140
P26272
P26143

When recorded return to:
Valerie Todorovich
Gust Rosenfeld P.L.C.
201 East Washington, Suite 800
Phoenix, Arizona 85004-2327

Grantor: William R. Poppe, as Personal Representative of the Estate of George J. Poppe; Donald D. Poppe, as Trustee under the Testamentary Trust of Charlotte A. Poppe, deceased; Donald Dean Poppe and Ruby Ella Poppe, as Trustees of The Poppe Family Revocable Living Trust dated February 3, 2006; Fred R. Miller and Arlene M. Miller, husband and wife; Donald D. Poppe and Ruby E. Poppe, husband and wife

Grantee: Wal-Mart Stores, Inc., a Delaware corporation

Abbreviated Legal Description: A portion of NW¼ NE¼ and a portion of NE¼ of the NW¼ S18 T34N R4E

Assessor's Parcel Number(s): 340418-0-062-0001, 340418-2-001-0001, 340418-0-063-0000

Mount Vernon, WA/Store No. 2596-02

STATUTORY WARRANTY DEED

WILLIAM R. POPPE, as Personal Representative of the **ESTATE OF GEORGE J. POPPE; DONALD D. POPPE**, as Trustee under **THE TESTAMENTARY TRUST OF CHARLOTTE A. POPPE**, deceased; **DONALD DEAN POPPE** and **RUBY ELLA POPPE**, as Trustees of **THE POPPE FAMILY REVOCABLE LIVING TRUST DATED FEBRUARY 3, 2006; FRED R. MILLER** and **ARLENE M. MILLER**, husband and wife; **DONALD D. POPPE** and **RUBY E. POPPE**, husband and wife, as their interest may appear (collectively, "Grantor"), whose address is c/o Shrophire Law Firm, PLLC, 103 East Holly, Suite 305, Bellingham, Washington 98225, Attention: Steven L. Shrophire, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, conveys and warrants to **WAL-MART STORES, INC.**, a Delaware corporation ("Grantee"), whose address is 2001 S.E. 10th Street, Bentonville, Arkansas 72716-0550, the real property situated in Mount Vernon, Skagit County, State of Washington, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference; subject only to those matters specifically set forth in Exhibit "B" attached herein and incorporated herein by this reference, together with any and all rights and interests of Grantor associated therewith and appurtenances thereto, including any easements, water rights, mineral rights or other rights appurtenant thereto and all of Grantor's right, title and interest in any public rights-of-way adjoining the property.

[SIGNATURE PAGE FOLLOWS]



Dated this 11 day of may, 2007.

William R. Poppe
WILLIAM R. POPPE, as Personal
Representative of the Estate of George J.
Poppe

Donald D. Poppe
DONALD D. POPPE, as Trustee under the
Testamentary Trust of Charlotte A. Poppe,
deceased

Donald Dean Poppe
DONALD DEAN POPPE, as Trustee of
The Poppe Family Revocable Living Trust
dated February 3, 2006

Ruby Ella Poppe
RUBY ELLA POPPE, as Trustee of The
Poppe Family Revocable Living Trust dated
February 3, 2006

FRED R. MILLER

ARLENE M. MILLER

Donald D. Poppe
DONALD D. POPPE

Ruby E. Poppe
RUBY E. POPPE

2315
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 16 2007

Amount Paid \$ 117,795.18
Skagit Co. Treasurer
By man Deputy



Dated this 11 day of May, 2007.

WILLIAM R. POPPE, as Personal Representative of the Estate of George J. Poppe

DONALD D. POPPE, as Trustee under the Testamentary Trust of Charlotte A. Poppe, deceased

DONALD DEAN POPPE, as Trustee of The Poppe Family Revocable Living Trust dated February 3, 2006

RUBY ELLA POPPE, as Trustee of The Poppe Family Revocable Living Trust dated February 3, 2006



FRED R. MILLER



ARLENE M. MILLER

DONALD D. POPPE

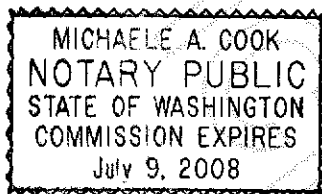
RUBY E. POPPE



State of Washington)
County of Skagit)ss.

On this 11th day of May, 2007 before me, a notary public, personally appeared William R. Poppe, as Personal Representative of the Estate of George J. Poppe, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and this by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

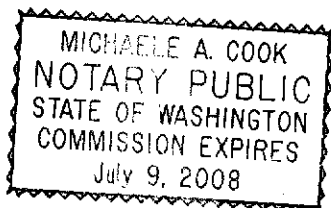


Michael A. Cook
Notary Public in and for the State of
Washington
Residing at Skagit County
My Commission Expires: July 9, 2008

State of Washington)
County of Skagit)ss.

On this 11th day of May, 2007 before me, a notary public, personally appeared Donald D. Poppe, Trustee under the Testamentary Trust of Charlotte A. Poppe, deceased, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and this by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Michael A. Cook
Notary Public in and for the State of
Washington
Residing at Skagit
My Commission Expires: July 9, 2008



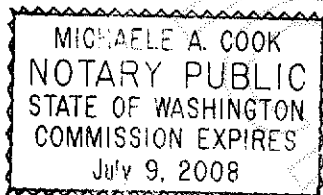
200705160120

Skagit County Auditor

State of Washington)
County of Skagit ss.

On this 11th day of May, 2007 before me, a notary public, personally appeared Donald Dean Poppe, as Trustee of The Poppe Family Revocable Living Trust dated February 3, 2006, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and this by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

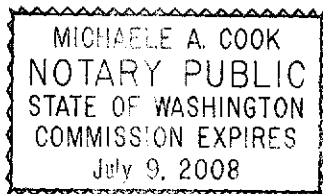


Michael A. Cook
Notary Public in and for the State of
Washington
Residing at Skagit County
My Commission Expires: July 9, 2008

State of Washington)
County of Skagit ss.

On this 11th day of May, 2007 before me, a notary public, personally appeared Ruby Ella Poppe, as Trustee of The Poppe Family Revocable Living Trust dated February 3, 2006, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and this by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



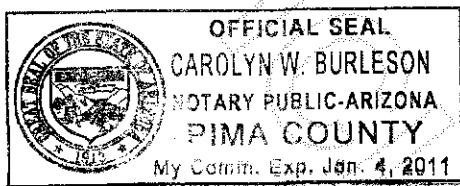
Michael A. Cook
Notary Public in and for the State of
Washington
Residing at Skagit County
My Commission Expires: July 9, 2008



Arizona
State of ~~Washington~~)
)ss.
County of Pima)

On this 11 day of May, 2007 before me, a notary public, personally appeared Fred R. Miller, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and this by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

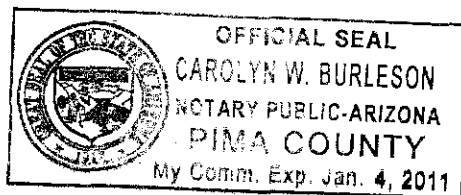


Carolyn W Burleson
Notary Public in and for the State of
~~Washington~~ ARIZONA
Residing at Pima County
My Commission Expires: 1-4-11

Arizona
State of ~~Washington~~)
)ss.
County of Pima)

On this 11 day of May, 2007 before me, a notary public, personally appeared Arlene M. Miller, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and this by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

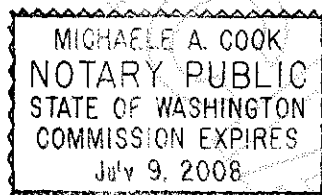


Carolyn W Burleson
Notary Public in and for the State of
~~Washington~~ Arizona
Residing at Pima County
My Commission Expires: 1-4-11

State of Washington)
County of Skagit)ss.

On this 11th day of May, 2007 before me, a notary public, personally appeared Donald D. Poppe, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and this by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

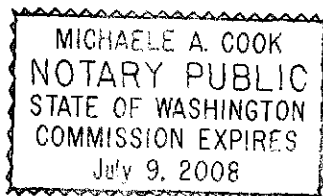


Michael A. Cook
Notary Public in and for the State of
Washington
Residing at Skagit County
My Commission Expires: July 9, 2008

State of Washington)
County of Skagit)ss.

On this 11th day of May, 2007 before me, a notary public, personally appeared Ruby E. Poppe, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and this by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Michael A. Cook
Notary Public in and for the State of
Washington
Residing at Skagit County
My Commission Expires: July 9, 2008



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Exhibit "A"

That portion of the Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East, W.M., in the City of Mount Vernon, Skagit County, Washington;

Thence South $01^{\circ} 08' 02''$ West along the Westerly line of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ 20.00 feet to the Southerly right-of-way margin of Stewart Road and the **Point of Beginning**;

Thence South $88^{\circ} 15' 48''$ East along said Southerly margin 630.09 feet;

Thence South $01^{\circ} 05' 15''$ West along said Southerly margin 20.00 feet;

Thence South $88^{\circ} 15' 48''$ East along said Southerly margin 50.00 feet to the Westerly right-of-way margin of Freeway Drive;

Thence South $01^{\circ} 05' 15''$ West along said Westerly margin 1,289.37 feet to the Southerly line of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;

Thence North $88^{\circ} 24' 49''$ West along said Southerly line 681.14 feet to the Southeast corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section;

Thence North $88^{\circ} 30' 43''$ West along the Southerly line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 330.31 feet to the Westerly line of the East 330 feet of said subdivision;

Thence North $01^{\circ} 08' 02''$ East along said Westerly line 1,311.52 feet to the Southerly right-of-way margin of Stewart Road;

Thence South $88^{\circ} 26' 50''$ East along said Southerly margin 330.01 feet to the **Point of Beginning**.

Situate in the County of Skagit, State of Washington.

Exhibit "B"

Permitted Exceptions

1. Easement for sewer facilities in favor of City of Mount Vernon, recorded July 30, 1975 as Auditor's No. 821308.
2. Easement granted to Puget Sound Power & Light Company for electric transmission and/or distribution lines recorded December 19, 1983 as Auditor's No. 8312190032.
3. Easement granted to the City of Mount Vernon for storm drainage facilities, recorded June 27, 1983 as Auditor's No. 8306270045.



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