200705160120 Skagit County Auditor

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1 of 10 4:07PM

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 CHAROLTTE 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 theNE 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 NW4 NE4 and a portion of NE4 of the NW4 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]

Hrt/602904 5/8/2007

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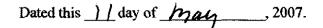
5/16/2007 Page

	200
Dated this _//	day of, 2007.
	1111 0 80
	WILLIAM R. POPPE, as Personal
	Representative of the Estate of George J.
	Poppe
	Omale D Egge
	DONALD D. POPPE, as Trustee under the
	Testamentary Trust of Charlotte A. Poppe, deceased
12.	Denald Dean Pour
SKAGIT COUNTY WASHINGTON	DONALD DEAN POPPE, as Trustee of
REAL ESTATE EXCISE TAX	The Poppe Family Revocable Living Trust
MAY 1 6 2007	dated February 3, 2006
	Kuby Ella Dappe
Amount Paid \$ 1/7, 795.18 Skagit Co. Treasurer	RUBY ELLA POPPE, as Trustee of The
By man Deputy	Poppe Family Revocable Living Trust dated
	February 3, 2006
	<u> </u>
	FRED R. MILLER
	ARLENE M. MILLER
	Traller 1 7/1
	DONALD D. POPPE

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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

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10 4:07PM 4 of

Hrr/602904 5/8/2007

State of Washington )				
Ahair )ss.				
County of Maget )				
On this day of , 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.				
Manager Company				
MICHAELE A. COOK  NOTABLE DIED IC  Notary Public in and for the State of				
NOTART PUBLIC Washington				
COMMISSION EXPIRES Residing at Acagit County				
July 9, 2008 My Commission Expires: July 9, 2003				
State of Washington )				
)ss.				
County of Kacit				
On this 11 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.				
MICHAELE A. COOK Michaele 4 Crok				
NOTARY PHRICE Notary Public in and for the State of				
STATE OF WASHINGTON Washington COMMISSION EXPIRES Residing at				
July 9, 2008 My Commission Expires: New 9, 2007				

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State of Washington )		
County of Magil		
county or precion		
On this 11 day of May, 2007	before me, a notary public,	
personally appeared Donald Dean Poppe, as Trustee of The Po	oppe Family Revocable Living	
Trust dated February 3, 2006, personally known to me or p satisfactory evidence to be the person whose name is subscribe	d to the within instrument and	
acknowledged to me that he executed the same in his author	ized capacity, and this by his	
signature on the instrument the person or the entity upon behi	alf of which the person acted,	
executed the instrument.		
WITNESS my hand and official seal.	_	
	de O. Croa	
NOTARY PUBLIC Notary Public		
STATE OF WASHINGTON & Washington		
COMMISSION EXPIRES Residing at \( \triangle \)	Ragit Country	
My Commission	Expires: Yuly 4, 2008	
	•	
State of Washington )		
communications.		
County of Magy t		
On this 11 day of hour 2007	before me, a notary public,	
personally appeared Ruby Ella Poppe, as Trustee of The Poppe		
dated February 3, 2006, personally known to me or proved to evidence to be the person whose name is subscribed to the within		
to me that she executed the same in her authorized capacity, at	nd this by her signature on the	
instrument the person or the entity upon behalf of which the	e person acted, executed the	
instrument.		
WITNESS my hand and official seal.		
huli	inter a: Crok	
Notary Public		
MICHAELE A. COOK Washington		
STATE OF WASHINGTON ( Residing at	ragit tounus	
COMMISSION EXPIRES My Commission	Expires: 1008	
July 9. 2008		

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5/16/2007 Page

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 	State of Washington )	
ariti Tarih	M/ /	
.1"	County of PiMA )ss.	
ć		
	On this // day of $\mathcal{M}$	, 2007 before me, a notary public,
	nersonally appeared Fred R. Miller, personal	ly known to me or proved to me on the basis of
		name is subscribed to the within instrument and
		same in his authorized capacity, and this by his
		ne entity upon behalf of which the person acted,
	executed the instrument.	ic citity upon behalf of which the person acces,
	executed the institutions.	
	WITNESS my hand and officia	il caol
	WITHESS my hand and officia	ii scai.
	OFFICIAL SEAL	("custon ) Dullosin
	CAROLYN W. BURLESON	Notary Public in and for the State of
	NOTARY PUBLIC-ARIZONA	Washington AUZONA
	PIMA COUNTY	Pasiding at Pima County
	My Comm. Exp. Jan. 4, 2011	Residing at PIM County  My Commission Expires: 1-4-11
	(1) 0001111 (2)(1) 1/1011	wy Commission Expires. 7 -7 77
	Min.	A
	API Zowa State of Washington )	
	County of Pinit )ss.	
	County of _1 / / / / /	
	On this 11 day of M	0.4 2007 hafara ma a notami mublic
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.	ce chirty apon benan or which the person acted,
	enoused the monument.	
	WITNESS my hand and officia	l seal
	William in in a min in the control	i Jeur

OFFICIAL SEAL
CAROLYN W. BURLESON
NCTARY PUBLIC-ARIZONA
- PIMA COUNTY
My Comm. Exp. Jan. 4, 2011

Notary Public in and for the State of Washington Ari Zona
Residing at 1/1 County
My Commission Expires: 1-4-11

200705160120 Skagit County Auditor

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State of Washington )				
County of League )ss.				
On this day of, 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.				
WITNIESS we hand and official	cani			
WITNESS my hand and official  MIGHAELE A. COOK	Notary Public in and for the State of			
NOTARY PUBLIC	Washington			
STATE OF WASHINGTON	Residing at Shaget (Surty			
COMMISSION EXPIRES	My Commission Expires: XVL 9, 2008			
July 9, 2008	my commission Expires.			
State of Washington )				
State of Washington				
County of Magata				
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
	, 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.				
	1 1 Dallande			
**************************************	Michael Colly			
MICHAELE A. COOK	Notary Public in and for the State of			
NOTARY PUBLIC	Washington Advantage of the Advantage of			
STATE OF WASHINGTON	Residing at Market County			
COMMISSION EXPIRES Solution   July 9, 2008	My Commission Expires: July 4 12008			
100 y 3, 2008				

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## Exhibit "A"

That portion of the Northwest ¼ and the Northeast ¼ of Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of the Northwest ¼ of the Northeast ¼ of Section 18, Township 34 North, Range 4 East, W.M., in the City of Mount Vernon, Skagit County, Washington;

Thence South 01° 08' 02" West along the Westerly line of said Northwest ¼ of the Northeast ¼ 20,00 feet to the Southerly right-of-way margin of Stewart Road and the **Point of Beginning**;

Thence South 88° 15' 48" East along said Southerly margin 630.09 feet;

Thence South 01° 05' 15" West along said Southerly margin 20.00 feet;

Thence South 88° 15' 48" East along said Southerly margin 50.00 feet to the Westerly right-of-way margin of Freeway Drive;

Thence South 01° 05' 15" West along said Westerly margin 1,289.37 feet to the Southerly line of said Northwest ¼ of the Northeast ¼;

Thence North 88° 24' 49" West along said Southerly line 681.14 feet to the Southeast corner of the Northeast ¼ of the Northwest ¼ of said Section;

Thence North 88° 30' 43" West along the Southerly line of the Northeast ¼ of the Northwest ¼ of said Section 330.31 feet to the Westerly line of the East 330 feet of said subdivision;

Thence North 01° 08' 02" East along said Westerly line 1,311.52 feet to the Southerly right-of-way margin of Stewart Road;

Thence South 88° 26' 50" East along said Southerly margin 330.01 feet to the Point of Beginning.

Situate in the County of Skagit, State of Washington.

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## 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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