

AFTER RECORDING MAIL TO:
Mr. and Mrs. Rudolf J. Oppermann
23156 Buchanan Street
Mount Vernon, WA 98273



200706060143
Skagit County Auditor

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Filed for Record at Request of
Escrow Professionals of Washington
Escrow Number: 3-3670-HBcb

1257235

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR Gordon L. Pfeil and Joanne Pfeil, husband and wife

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to **Rudolf F. Oppermann and Annamarie Oppermann, husband and wife**, And ~~Rudolf Oppermann, Jr.~~, an unmarried individual

the following described real estate, situated in the County of Skagit, State of Washington

LEGAL DESCRIPTION IS ATTACHED HERETO, AS EXHIBIT "A", AND BY THIS REFERENCE MADE A PART HEREOF

Abbreviated Legal:

Lot 11, Blk 4, Bingham Acreage.


Tax Parcel Number: 3864-004-011-0008

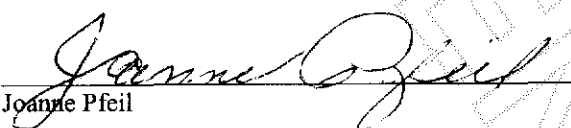
Additional legal(s) on page: 3

SUBJECT TO: Subject to easements, restrictions, reservations, covenants and agreements of records.

The covenants implied in this Statutory Warranty Deed are limited as follows: Title to the Property shall be marketable at the time of this conveyance. The following shall not cause the title to be unmarketable: rights, reservations, covenants, conditions and restrictions, presently of record and general to the area; easements and encroachments, not materially affecting the value of or unduly interfering with Grantee's reasonable use of the Property; and reserved oil and/or mining rights. Grantee does not take title subject to any monetary encumbrances of Grantor which Grantee has not expressly assumed in this deed.

Dated May 30, 2007


Gordon L. Pfeil


Joanne Pfeil

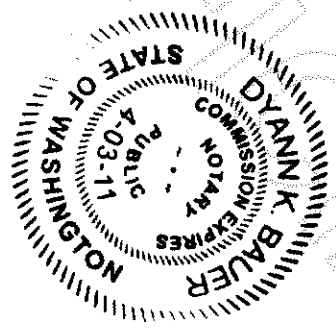
STATE OF Washington
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that **Gordon L. Pfeil and Joanne Pfeil** is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/hers/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/11/07

Dyan K. Bauer

Notary Public in and for the State of Washington
Residing at Arlington
My appointment expires: 4-3-2011



2665
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 06 2007

Amount Paid \$ 8798.20
Skagit Co. Treasurer
By msm Deputy



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Skagit County Auditor

EXHIBIT A

Lot 11, Block 4, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

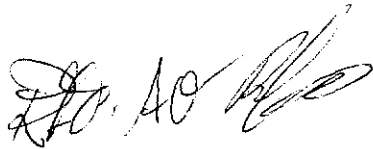
TOGETHER WITH the North 20 feet of the vacated road adjacent to the South line thereof, as vacated by instrument recorded November 15, 2001, under Auditor's File No. 200111150009, records of Skagit County, Washington.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress utilities and drainage as described in instrument recorded June 15, 2000, under Auditor's File No. 200006150112, records of Skagit County, Washington.

ALSO, TOGETHER WITH non-exclusive easements for the placement, construction, repair and maintenance of a drainfield pipeline and a septic drain field as described in instruments recorded May 22, 2003, under Auditor's File Nos. 200305220151 and 200305220152, records of Skagit County, Washington.

ALSO, TOGETHER WITH a non-exclusive easement for drainage purposes as granted by instrument recorded November 3, 2006, under Auditor's File No. 200611030070.

Situate in the County of Skagit, State of Washington.



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