

When recorded return to:

Mr. and Mrs. Rudolf F Oppermann, Rudolf Opperman, Jr
1906 199th Place S.W.
Lynnwood, WA 98036

Recorded at the request of:
Guardian Northwest Title
File Number: 92542



200709100159
Skagit County Auditor

9/10/2007 Page

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2 1:38PM

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

92542E

THE GRANTOR Trail Road, LLC, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Rudolf Oppermann and Annamarie Oppermann, husband and wife, Rudolf Opperman, Jr., an unmarried man** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 9 and 10, Block 4, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON"


Tax Parcel Number(s): P125198, 3864-004-010-0000

Lots 9 and 10, 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 that portion of vacated Road, adjacent to the South line of said Lots 9 and 10, vacated per Order of Vacation recorded November 15, 2001, as Auditor's File No. 200111150009; EXCEPT the North 146.5 feet thereof.

Subject to Covenants, Conditions, Restrictions and Easements of record as per exhibit "A" attached hereto and by this reference made a part hereof.

Dated September 4, 2007

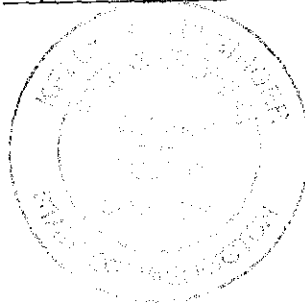
Trail Road, LLC

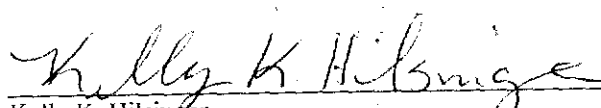

By: William A. Rimmer, Managing Partner

STATE OF Washington
COUNTY OF Skagit } SS:

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared William A. Rimmer to me known to be the individual described in and who executed the foregoing instrument, as a Managing Member of the Trail Road, LLC, a Limited Liability Company, and acknowledged to me that he signed and sealed this said instrument as his free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated he is authorized to execute the said instrument.

Date: September 4, 2007




Kelly K. Hilsinger
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 08/10/2008

4303
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 10 2007

Amount Paid \$ 26,750.00
Skagit Co. Treasurer
By m a m Deputy

Exhibit "A"

B. Lot Certification, including the terms and conditions thereof. Reference to the record being made for full particulars. The Company makes no determination as to its affects.

Recorded: January 18, 2007
Auditor's No.: 200701180037

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: April 26, 2007
Recorded: April 26, 2007
Auditor's No.: 200704260144
Executed By: Trail Road LLC, a Washington limited liability company



200709100159
Skagit County Auditor

§ 10-05(j-1)
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