



200801020106  
Skagit County Auditor

1/2/2008 Page 1 of 2 1:55PM

When recorded return to:

Mr. and Mrs. James L. Nielsen  
2221 Austin Lane  
Mount Vernon, WA. 98273

Recorded at the request of:  
First American Title  
File Number 93636

### Statutory Warranty Deed

THE GRANTOR Virgil Poppe, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James Nielsen and Carol Nielsen, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

GUARDIAN NORTHWEST TITLE CO.  
93636E

Abbreviated Legal:  
Section 20, Township 34, Range 4; Ptn. NE NE

Tax Parcel Number(s): P26837, 340420-0-138-0007

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point in the South line of the county road running along the North line of said Section, 850 feet East of the Northwest corner of said Northeast 1/4 of the Northeast 1/4; thence East along the South line of the county road 80 feet; thence South 160 feet; thence West 80 feet; thence North 160 feet to the point of beginning.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated 12/28/2007

Virgil Poppe

Robert Blizzard  
By: Robert Blizzard, Guardian

11  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

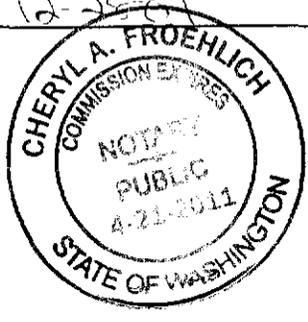
JAN 02 2008

Amount Paid \$ 3120.00  
Skagit Co. Treasurer  
By Lp Deputy

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert Blizzard is/are the person(s) who appeared before me, and said person(s) acknowledge that He signed this instrument, on oath stated He is/are authorized to execute the instrument and acknowledge that as the Guardian of Virgil Poppe to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-28-07



Cheryl A. Froehlich

Notary Public in and for the State of Washington  
Residing at Buckleyton  
My appointment expires: 4-21-11

Exhibit A

Schedule "B-1"

**EXCEPTIONS:**

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Dated: March 25, 1993  
Recorded: April 1, 1993  
Auditor's No.: 9304010067  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way:  
Affects: The North 5 feet



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