When recorded return to:

Kerry L. Vanwinkle-Koeppen
16448 Vallyvan Rd
10448 Vallyvan Rd
10448273

2 0 0 8 0 5 0 1 0 0 9 5 Skagit County Auditor

5/1/2008 Page

1 of

2 1:37PM

Recorded at the request of: Guardian Northwest Title & Escrow File Number94733

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Steve Larson and Sandy Larson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kerry L. Vanwinkle-Koeppen, a single individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

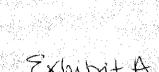
Lot 22, "AVON ACRES FIRST ADDITION"

Tax Parcel Number(s): P61920, 3860-000-022-0007

Lot 22, "AVON ACRES FIRST ADDITION", as per plat recorded in Volume 7 of Plats, page 93, records of Skagit County, Washington.

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

	N. M. Marie Market	<i>:</i>
Dated <u>5-1-08</u>		
Sta Sc	Some	LLZ
Steve Larson	Sandy Larson	
		SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 1354 MAY 01 2008
omamn on W. Disates	· · · · · · · · · · · · · · · · · · ·	0 T 2000
STATE OF Washington	{ ss:	Amount Paid \$ 4/34.6 Skagit Co. Treasurer
COUNTY OF Skagit		By Mar Treasurer
who appeared before me, and said prand acknowledge it to be his/hef/the	tory evidence that Steve Larson and Sacrson(s) acknowledged that he/she/they ir free and voluntary act for the uses an	Signed this instrument
this instrument.	j	
Date: 5-1-08	date the	
	District of	Washington
E. HICKOL	Notary Public in and for the State of	washington
W CONEXES 4	Residing at	
NOTARY PUBLIC PUBLIC	My appointment expires. 1707/2011	
PUBLIC S		and the state of the



EXCEPTIONS:

A. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Wick Dufford
Recorded: May 18, 2007
Auditor's No.: 200705180122
Regarding: Water Supply System

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

