

When recorded return to:

Kerry L. Vanwinkle-Koeppen  
16948 Vaughan Rd  
Mt Vernon WA 98273



200805010095  
Skagit County Auditor

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Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number 94733

**Statutory Warranty Deed**

GUARDIAN NORTHWEST TITLE CO.

94733E-1

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

Dated 5-1-08

[Signature]  
Steve Larson

[Signature]  
Sandy Larson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

1354  
MAY 01 2008

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 4134.60  
By [Signature] Skagit Co. Treasurer  
Deputy

I certify that I know or have satisfactory evidence that Steve Larson and Sandy Larson, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5-1-08

[Signature]

Notary Public in and for the State of Washington  
Residing at Mt Vernon  
My appointment expires: 1/07/2011



Exhibit A

**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.



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