

When recorded return to:

Nathan Yount  
1717 D Avenue  
Anacortes, WA 98221



200805090135  
Skagit County Auditor

5/9/2008 Page 1 of 2 3:44PM

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number A94493

**Statutory Warranty Deed**

GUARDIAN NORTHWEST TITLE CO.

A94493E-1

THE GRANTORS Richard J. Sigmen and B. Susan Sigmen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Nathan D. Yount, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lots 6, 7, 8, 9 and 10, Block 189, "MAP OF THE CITY OF ANACORTES"

Tax Parcel Number(s): P56178, 3772-189-010-0009

Lots 6, 7, 8, 9 and 10, Block 189, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

Subject to covenants, conditions, restrictions and easements as per Attached Exhibit "A"

Dated 4/21/2008

Richard J. Sigmen

B. Susan Sigmen

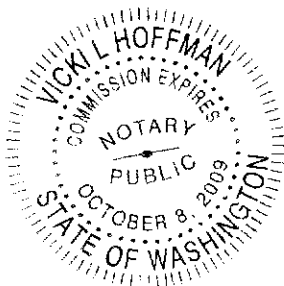
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Richard J. Sigmen and B. Susan Sigmen, 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: 5-8-08

Vicki L. Hoffman

Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 10/08/2009



1474  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

MAY 09 2008

Amount paid 4,010.00  
Skagit County Treasurer  
By Deputy

## EXHIBIT A

### EXCEPTIONS:

#### A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Dated: December 13, 2004  
Recorded: December 15, 2004  
Auditor's No.: 200412150088  
Purpose: Roadway and Utilities  
Area Affected: Portion of subject property

#### B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: December 28, 2007  
Auditor's No.: 200712280024

Said matters include but are not limited to the following:

- A. Easement shown in Paragraph A.
- B. Gravel driveway and concrete walk location.
- C. Edge of road.



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