

When recorded return to:

Mr. and Mrs. Peter J. Poeschel  
19025 8th Ave. NW  
Arlington, WA 98223



200811210067  
Skagit County Auditor

11/21/2008 Page 1 of 2 11:26AM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 131155-SE

Grantor: Bill R. Shepherd and Melody A. Shepherd  
Grantee: Peter J. Poeschel and Donna J. Poeschel

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

THE GRANTOR BILL R. SHEPHERD and MELODY A. SHEPHERD, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to PETER J. POESCHEL and DONNA J. POESCHEL, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Gov. Lot 4, 28-35-9 E W.M. (Aka Tr. 3, SP 27-78).

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION AND FIRST RIGHT OF REFUSAL

Tax Parcel Number(s): 350928-0-008-0109, P44829

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 131155-SW.

Dated November 14, 2008

Bill R. Shepherd

Melody A. Shepherd

3802  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 21 2008

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 4277.00  
By Melody A. Shepherd Deputy Treasurer

I certify that I know or have satisfactory evidence that Bill R. Shepherd and Melody A. Shepherd the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 14, 2008

Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2010



## EXHIBIT A

Tract 3 of Short Plat No. 27-78, approved June 14, 1978, recorded June 15, 1978, in Volume 2 of Short Plats, page 231, under Auditor's File No. 881468, being a portion of Tract "B" of Short Plat No. 126-78, all being a portion of Government Lot 4, Section 28, Township 35 North, Range 9 East, W.M.

TOGETHER WITH an undivided 1/8th interest in the strip set forth on said Short Plat as a private road and labeled Tract "A", Sauk City Road.

Situate in the County of Skagit, State of Washington.

### FIRST RIGHT OF REFUSAL:

ALL PARTIES AGREE THAT THE GRANTORS HEREIN SHALL HAVE A FIRST RIGHT OF REFUSAL, IN THE EVENT THE GRANTEEES HEREIN WISH TO SELL THE PROPERTY AT A LATER DATE. THIS RIGHT OF REFUSAL WILL BE DEEMED A THIRTY DAY RIGHT OF REFUSAL, IN THAT THE GRANTORS WILL HAVE (30) DAYS TO ACT UPON NOTICE GIVEN.



200811210067  
Skagit County Auditor