



200710170129
Skagit County Auditor

10/17/2007 Page 1 of 2 3:41PM

When recorded return to:

Mr. and Mrs. Douglas B. Shepherd
12876 Summit Trail Lane
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A92588

Statutory Warranty Deed
GUARDIAN NORTHWEST TITLE CO.
A92588E

THE GRANTOR **Simply Yards, Inc.**, a Washington corporation for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Douglas B. Shepherd and Sandra L. Shepherd, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lots 16-20, Block 204, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON"

Tax Parcel Number(s): **P56230, 3772-204-020-0004**

Lots 16 through 20, Block 204, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

SUBJECT TO SCHEDULE B-1 attached hereto

Dated **October 16, 2007**

Simply Yards, Inc.

By: John Childs, President

4904
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 17 2007

Amount Paid \$ **4010.00**
Skagit Co. Treasurer
By mam Deputy

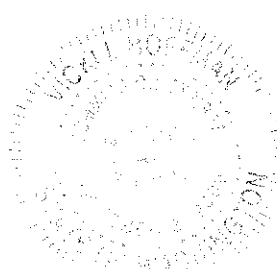
STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that John Childs
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
President of Simply Yards, Inc., Inc.
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10-12-07

Vicki L Hoffman

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-09



SCHEDULE B-1

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

Recorded: September 4, 2007
Auditor's No.: 200709040160

Said matters include but are not limited to the following:

1. Lots 1 – 4 show encroachments across alley and a portion of the North of Lots 17 to 20 including asphalt and concrete parking and a gardener's building.



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