



200208300235

Skagit County Auditor

8/30/2002 Page 1 of 1 3:55PM

AFTER RECORDING MAIL TO:

Name JOHN C. ROYCE JR., KRISTIE S. ROLLAG-ROYCE

Address 698 SW FRANKLIN COURT

City, State, Zip OAK HARBOR, WA 98277

B70164

Filed for Record at Request of First American Title of Skagit County

FIRST AMERICAN TITLE CO.

## Statutory Warranty Deed

B70164E

THE GRANTOR MATTHEW C. TOGSTAD for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to JOHN C. ROYCE JR. and KRISTIE S. ROLLAG-ROYCE, Husband and Wife the following described real estate, situated in the County of SKAGIT, State of Washington:

Lot 2, "CAVANAWOOD SUBDIVISION NO. 1", as per plat recorded in Volume 6 of Plats, at Page 33, in the records of Skagit County, State of Washington.

EXCEPT that portion lying East of the adjusted boundary line, as established by Skagit County Superior Court Stipulation and Agreed Decree Adjusting Boundary, No. 01-2-00131-3, said adjusted boundary line more fully described as follows:

Beginning at a point along the North line of said Lot 2, 7 feet East of the Northwest corner of said Lot 2; thence Southerly to a point along the South line of Lot 1, of said "CAVANAWOOD SUBDIVISION NO. 1", said point lying 3 1/2 feet West of the Southwest corner of said Lot 2, as measured along the South boundary line of said Lot 1, being the terminal point of the described line.

TOGETHER WITH that portion of Lot 1, of said "CAVANAWOOD SUBDIVISION NO. 1", lying West of the above described adjusted boundary line, as established by Skagit County Superior Court Stipulation and Agreed Decree Adjusting Boundary, No. 01-2-00131-3.

"This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey."

Assessor's Property Tax Parcel Account Number(s): 3875-000-002-0004 P64024

Dated August 28, 2002. SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

AUG 30 2002

MATTHEW C. TOGSTAD

Amount Paid \$ 5,163.75  
By: Skagit County Treasurer Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

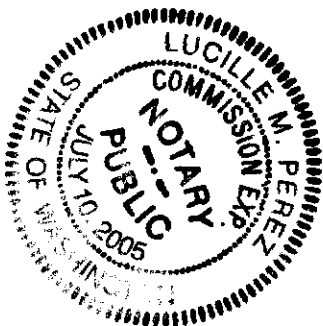
} ss

I certify that I know or have satisfactory evidence that MATTHEW C. TOGSTAD is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-28-02

Notary Public in and for the State of Washington  
Residing at Everett #  
My appointment expires: 7-10-05

LUCILLE M. PEREZ



LUCILLE W. LEVES