

AFTER RECORDING MAIL TO:

ALBERT EDWARD WITHALL,
P.O. BOX 369
MIMBRES, NM 88049
A70354

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



200209130130

Skagit County Auditor

9/13/2002 Page 1 of 1 12:12PM

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.
A70354E

THE GRANTOR FIDALGO NORTHWEST LLC for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to ALBERT EDWARD WITHALL, TRUSTEE OF THE ALBERT EDWARD WITHALL LIVING TRUST DATED JUNE 12, 2001 the following described real estate, situated in the County of SKAGIT, State of Washington:

Lot 13 "AMENDED CEDAR GLEN PLAT", as recorded February 21, 2002 under Skagit County Auditor's File No. 200202210051 (being a revision of "Cedar Glen Plat" recorded under Skagit County Auditor's File No. 200202080084);

TOGETHER WITH the following described portion of Lot 14 of said Plat:

Beginning at the Northeast corner of said Lot 13; thence South 37 degrees 09'09" East 36.27 feet along a common boundary of said Lots 13 and 14, to the Westerly right-of-way of Clyde Way; thence North 9 degrees 46'25" East 29.43 feet; thence South 89 degrees 47'08" West 26.90 feet to the point of beginning.

"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): 4790-000-013-0000 P118849

Dated this 6TH day of September, 2002.

FIDALGO NORTHWEST LLC

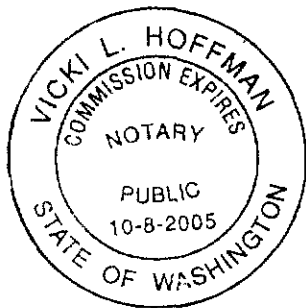
BY: W. SCOTT IRVING, MANAGING MEMBER

STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss

I certify that I know or have satisfactory evidence that W. SCOTT IRVING is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Managing Member of FIDALGO NORTHWEST LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 9-12-02



Vicki L. Hoffman
Notary Public in and for the State of Washington

Residing at ANACORTES

My appointment expires: 10-8-05

#4655

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 13 2002

Amount Paid \$ 1513.00
Skagit Co. Treasurer
By [Signature] Deputy