

AFTER RECORDING MAIL TO:
Christopher L. Carroll
15206 Gibraltar Road
Anacortes, WA 98221



200311240160
Skagit County Auditor

11/24/2003 Page 1 of 3 11:43AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 109735-PAE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Joseph A. Kantor and Linda L. Kantor Family Revocable Trust
Grantee(s): Christopher L. Carroll and Rebecca K. Carroll
Abbreviated Legal: Ptn Blk 144, Map of Fidalgo City. TGW vac. Streets & alleys
Assessor's Tax Parcel Number(s): P73198/4101-144-021-0001, P73199/4101-144-026-0006

THE GRANTOR JOSEPH A. KANTOR AND LINDA L. KANTOR, TRUSTEES OF THE JOSEPH A. AND LINDA L. KANTOR FAMILY REVOCABLE TRUST DATED MAY 25, 2000 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CHRISTOPHER L. CARROLL AND REBECCA K. CARROLL, HUSBAND AND WIFE the following described real estate, situated in the County of Skagit, State of Washington.

COMPLETE LEGAL DESCRIPTION ATTACHED HERETO.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

6019
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 24 2003

Dated November 20, 2003

Amount Paid: \$ 3075.30
Skagit Co. Treasurer
By Lp Deputy

Joseph A. Kantor and Linda L. Kantor Family
Revocable Trust

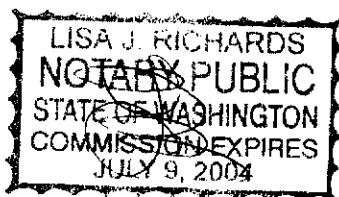
Joseph A. Kantor
By: Joseph A. Kantor, Trustee

Linda L. Kantor
By: Linda L. Kantor, Trustee

STATE OF Washington }
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Joseph A. Kantor and Linda L. Kantor signed this instrument, on oath stated that They are authorized to execute the instrument and acknowledged it as the Trustees of the Joseph A. Kantor and Linda L. Kantor Family Revocable Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: Nov 21, 2003



Lisa J. Richards
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 7/09/2004

That portion of the plat of the "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, described as follows:

Lots 1 to 26, inclusive, Block 144, of said plat of the "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", and all of the vacated alley in the said Block 144, adjacent to said Lots 1 to 26; and that portion of the Northerly half (1/2) of vacated 3rd Street lying between the centerline of Walla Walla Avenue and the Westerly line of Potter Avenue extended Southerly to the centerline of 3rd Street as platted, that has reverted thereto by operation of law; and that portion of the Southerly half (1/2) of 4th Street lying between the centerline of Walla Walla Avenue and the Westerly line of Potter Avenue extended Northerly to the centerline of 4th Street as platted, that has reverted thereto by operation of law; and that portion of the Easterly half (1/2) of Walla Walla Avenue abutting Lots 14 to 26, inclusive, said Block 144, that has reverted thereto by operation of law; said vacations being filed in Skagit County under Commissioner's File Numbers 3269 and 12462 and by that Agreed Judgment Quieting Title granted in Skagit County Superior Court as Cause No. 02-2-01393-0 and filed with the Skagit County Clerk on February 28, 2003.

Situate in the County of Skagit, State of Washington.

JA Kantor *LLK*



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SUBJECT TO: The effect, if any, of a Survey of said premises recorded August 15, 1995, under Auditor's File No. 9508150112, records of Skagit County, Washington; Matters disclosed by record of survey, filed July 9, 2003, under Auditor's File No. 200307090019; Lot Certification and the terms and conditions thereof recorded June 20, 2003, under Auditor's File No. 200306200118; Lot Certification and the terms and conditions thereof recorded June 20, 2003, under Auditor's File No. 200306200119;

ALSO SUBJECT TO: A natural greenbelt will be maintained on both the East and the West sides (10 feet on each side) of the surveyed boundary between parcel P73196 and P73199. Exceptions to the maintenance of the greenbelt will include areas needed for roadway access, septic drain field, and utility lines. In addition, tree or limb removal will be allowed with prior agreement by both parcel owners.

ALSO SUBJECT TO: Buyer (or subsequent owner's of Parcel P73199, if any) and Seller (and subsequent owners of P73196, if any), will not attempt to deny public access and utilities through Ivy Street.

JA Kenton

LLK



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