

AFTER RECORDING MAIL TO:
Mr. and Mrs. Martin Goldstein
6065 Central Avenue
Anacortes, WA 98221

200408130211
Skagit County Auditor
8/13/2004 Page 1 of 2 3:38PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A81921

FIRST AMERICAN TITLE CO.

A81921-E-1

Statutory Warranty Deed

Grantor(s): Thomas Peebles and Anne Peebles
Grantee(s): Martin Goldstein and Ann E. Goldstein
Assessor's Tax Parcel Number(s): 4101-211-026-0003 P73322

THE GRANTOR Thomas Peebles and Anne Peebles, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Martin Goldstein and Ann E. Goldstein, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lots 1 through 4, inclusive, and Lots 23 through 26, inclusive, Block 211, "MAP OF FIDALGO CITY, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington;

TOGETHER WITH all of the vacated alley lying between said lots;

TOGETHER WITH the West ½ of vacated Carlyle Street adjacent to Lots 1 through 4, inclusive;

TOGETHER WITH the East ½ of vacated Fairview Avenue adjacent to Lots 23 through 25, inclusive;

TOGETHER WITH the West 40 feet of that portion of the East ½ of vacated Fairview Avenue, lying between the South line of Lot 14, extended Westerly and the North line of Lot 22, extended Westerly, in Block 211 of said plat.

SUBJECT TO the Easements, Restrictions or other Exceptions contained on Exhibit "A" attached hereto.

Dated: August 3, 2004

Thomas C. Peebles
Thomas C. Peebles

Anne H. Peebles
Anne H. Peebles

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#4311

AUG 13 2004

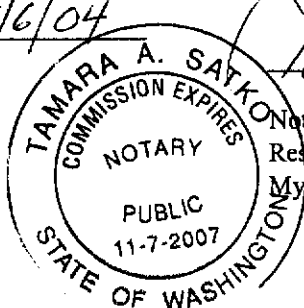
8,900.00

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

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Thomas Peebles and Anne Peebles, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8/6/04



Tamara A. Satko
Notary Public in and for the State of
Residing at Anacortes
My appointment expires: 11/7/07

Washington

Exceptions:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Robert S. Kindler and Cindy A. Kindler, husband and wife; and H. Roxanne Miller, a single woman
And: Paul H. Reilly and Pamela R. Reilly, husband and wife
Dated: May 10, 1993
Recorded: June 10, 1993
Auditor's No.: 9306100026
Regarding: "...certain boundary adjustment... a deeded right-of-way..."

B. Terms and Conditions of those Lot Certifications recorded July 7, 1995 under Auditor's File Nos. 9507070025, 9507070026 and 9507070027.

C. RESERVATION CONTAINED IN INSTRUMENT

Executed by: H. Roxanne Miller, Robert S. Kindler and Cindy A. Kindler
Recorded: April 2, 1996
Auditor's No.: 9604020045
As Follows:

"RESERVING FOR THE BENEFIT OF ADJOINING PROPERTIES BEING PURCHASED BY GRANTEE, a non-exclusive easement for ingress, egress and utilities, over and across that portion of the West 40 feet of the East ½ of vacated Fairview Avenue lying between the Southerly line of Lot 14, extended Westerly and the North line of Lot 25, extended Westerly of said Block 211 of said Plat."

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: June 10, 1996
Auditor's No.: 9606100148
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Area Affected: Portion of subject property

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Thomas C. Peebles, Roger Noar and John F. Peebles
Dated: October 23, 2002
Recorded: October 28, 2002
Auditor's No.: 200210280198
Regarding: Common Roadway Maintenance Agreement

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County
And: Anne H. Peebles
Dated: August 31, 2000
Recorded: August 31, 2000
Auditor's No.: 200008310028
Regarding: Maintenance Agreement – NORWECO Singlair System



200408130211
Skagit County Auditor

8/13/2004 Page

2 of

2 3:38PM