

AFTER RECORDING MAIL TO:  
313 Morris Street Ventures, LLC  
4734 140th Ave N.E.  
Bellevue, WA 98005

200502160002  
Skagit County Auditor  
2/16/2005 Page 1 of 2 9:08AM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 114736-PE

LAND TITLE OF SKAGIT COUNTY

## Statutory Warranty Deed

Grantor(s): Ntinios G. Trapalis  
Grantee(s): 313 Morris Street Ventures, LLC  
Abbreviated Legal: Lots 3-8, & ptn of 1 & 2, Blk. 9, Calhoun Add.  
Assessor's Tax Parcel Number(s): 4124-009-007-0007, P74143, 4124-009-008-0006, P74144

THE GRANTOR NTINIOS G. TRAPALIS, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to 313 MORRIS STREET VENTURES, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Lots 3 to 8, inclusive, and the East 3 feet of Lots 1 and 2, in Block 9, "CALHOUN ADDITION TO THE TOWN OF LA CONNER," as per plat recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington.

Situate in the Town of LaConner, County of Skagit, State of Washington.

TOGETHER WITH a 1994 Skyline 40 x 28 Mobile Home, title eliminated under Auditor's File No. 200302060001.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

ALSO SUBJECT TO: Deed of Trust dated January 6, 2003, Grantor: Ntinios G. Trapalis, Beneficiary: Gerald Blades and Donna Blades, Trustee: Land Title Company, recorded January 14, 2003 under Auditor's File No. 200301140205 in the original amount of \$450,000.00; which Deed of Trust Grantee herein expressly assumes and promises to keep and perform all covenants and obligations of the Grantors herein named and further expressly assumes and promises to pay the obligation under the terms of the said Deed of Trust. This agreement of assumption being evidenced by the Grantees acceptance of this Deed.

313 Morris Street Ventures, LLC  
Accepted and Approved: [Signature]  
Donald S. Olson, Managing Member

Dated February 14, 2005

[Signature]  
Ntinios G. Trapalis

# 725  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

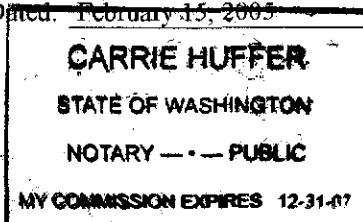
FEB 16 2005

Amount Paid \$ 10569.69  
By [Signature] Skagit Co. Treasurer  
Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ntinios G. Trapalis the person(s) who appeared before me, and said person(s) acknowledged that signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated February 15, 2005



[Signature]  
Carrie Huffer  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2007

## EXCEPTIONS:

- A. The effect, if any, of a Survey of said premises recorded July 19, 1994, under Auditor's File No. 9407190146, records of Skagit County, Washington.

STATE OF Washington  
County of Skagit

}


} SS:

I certify that I know or have satisfactory evidence Donald S. Olson is

\_\_\_\_\_ the person who appeared before  
me, and said person acknowledged that he \_\_\_\_\_ signed this instrument, on oath stated He is  
authorized to execute the instrument and is Managing Member  
\_\_\_\_\_ of 313 Morris Street Ventures, LLC

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

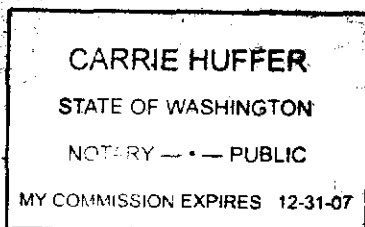
Dated: February 15, 2005

  
Carrie Huffer

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Skagit County Auditor