

When recorded return to:

Mr. Guy N. Thornburgh
4003 Airport Road
Anacortes, WA 98221



201207130045

Skagit County Auditor

7/13/2012 Page 1 of 2 12:23PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 142369-OAE

LAND TITLE OF SKAGIT COUNTY

142369-OAE

Grantor: Fidalgo Construction, LLC

Grantee: Guy N. Thornburgh

Tax Parcel Number(s): P111757/4695-000-019-0000

Abbreviated Legal: Lot 19B Survey #200107110195; Ptn Lot 17, Lot 19, Marine Heights

Statutory Warranty Deed

THE GRANTOR(S) FIDALGO CONSTRUCTION LLC, A WASHINGTON LIMITED LIABILITY COMPANY for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **GUY N. THORNBURGH, A MARRIED MAN AS HIS SEPARATE PROPERTY GRANTEE(S)** the following described real estate, situated in the County of Skagit, State of Washington

Lot 19B of that certain Boundary Line Adjustment Survey recorded July 11, 2001, under Auditor's File No. 200107110195; being a portion of Lot 17 and all of Lot 19, "PLAT OF MARINE HEIGHTS," as per plat recorded in Volume 16 of Plats, pages 173 through 175, inclusive, records of Skagit County, Washington, said property being more particularly described as follows:

Beginning at the Southeast corner of Lot 20 in said Plat of Marine Heights;
thence South 10°33'40" West, a distance of 49.04 feet;
thence through a curve to the right, having a radius of 193.33 feet, an arc length of 71.00 feet and a delta of 21°02'29";
thence North 79°56'29" West, a distance of 88.38 feet;
thence North 09°12'29" East, a distance of 111.64 feet;
thence South 83°38'00" East, a distance of 104.18 feet to the point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 142369-OAE.

Dated July 11, 2012

Fidalgo Construction, LLC

By: Craig S. Bergfalk, Managing Member

20122088
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

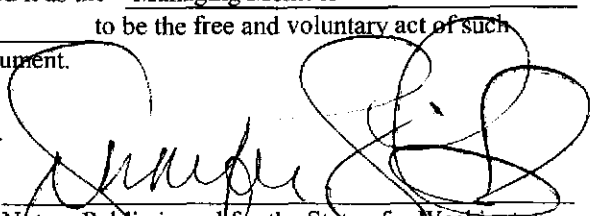
JUL 13 2012

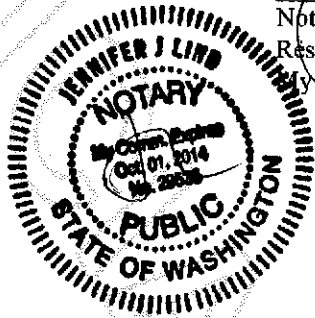
Amount Paid \$ 14,550.72
By Skagit Co. Treasurer Deputy
MF

STATE OF Washington }
County of Skagit, SS:

I certify that I know or have satisfactory evidence that Craig S. Bergfalk
signed this instrument, on oath stated that He is
authorized to execute the instrument and acknowledged it as the Managing Member
of Fidalgo Construction LLC to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 7-11-12


Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 10-01-14



201207130045
Skagit County Auditor