

When recorded return to:

Mr. and Mrs. Ryan Carroll
2514 Berentson Court
Anacortes, WA 98221



201301170065

Skagit County Auditor

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Filed for Record at Request of
Land Title and Escrow
Escrow Number: 143089-OAE

LAND TITLE OF SKAGIT COUNTY

Grantor: Strandberg Construction, Inc.
Grantee: Ryan Carroll and Amber Walker
Tax Parcel Number(s): P125858/4918-002-014-0000
Abbreviated Legal: Lot 14, Rock Ridge South, Phase 2

Statutory Warranty Deed

THE GRANTOR(S) STRANDBERG CONSTRUCTION, INC., A WASHINGTON CORPORATION for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **RYAN CARROLL AND AMBER WALKER, HUSBAND AND WIFE** **GRANTEE(S)** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Lot 14, "PLAT OF ROCK RIDGE SOUTH, PHASE 2," as recorded January 24, 2007, under Auditor's File No. 200701240094, and amended by instrument recorded January 25, 2007, under Auditor's File No. 200701250133, records of Skagit County, Washington.

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. 143089-OAE.

Dated January 10, 2013

Strandberg Construction, Inc.

By: Nels Strandberg, President

STATE OF Washington }
County of Skagit } SS:

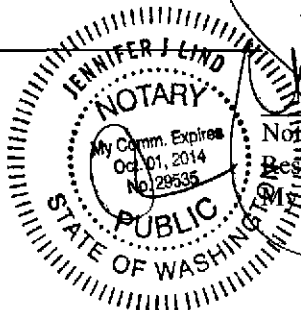
2013 166
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 17 2013

Amount Paid \$ 6902.50
Skagit Co. Treasurer
By MF Deputy

I certify that I know or have satisfactory evidence that Nels Strandberg
signed this instrument, on oath stated that He is
authorized to execute the instrument and acknowledged it as the President
of Strandberg Construction, Inc. to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 1/10/2013



[Signature]
Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 10/01/2014