

Filed for Record at the Request of:
TORY F. JOHNSON, P.S.
103 E. Holly St., Suite 303
Bellingham, WA 98225



200205080010

Skagit County Auditor

5/8/2002 Page 1 of 4 8:50AM

Document Title(s): Statutory Warranty Deed

Reference No. of Documents Released/Assigned:

Grantor(s): ANTHONY PECHTHALT and DIANA PECHTHALT, husband and wife

Grantee(s): Z & D PROPERTIES, L.L.C., a Washington limited liability company

Abbreviated Legal: Lot 12, Plat of Westview Estates ... SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

Assessor's Tax Parcel ID #: P117315/4766-000-012-0000

#1987

MAY 08 2002

Amount Paid \$
Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED

The GRANTORS, ANTHONY PECHTHALT and DIANA PECHTHALT, husband and wife, for and in consideration of transfer to a limited liability company, convey and warrant to Z & D PROPERTIES, L.L.C., a Washington limited liability company, all of their interest in the following described real estate, situated in the County of Skagit, State of Washington, including any after acquired title:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND ALSO SEE EXHIBIT "B" INCORPORATED HEREIN BY REFERENCE.

DATED this 3rd day of May, 2002.

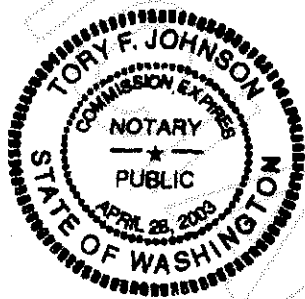
ANTHONY PECHTHALT
STATUTORY WARRANTY DEED - 1

DIANA PECHTHALT

STATE OF WASHINGTON)
)ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that ANTHONY PECHTHALT is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: May 3, 2002.

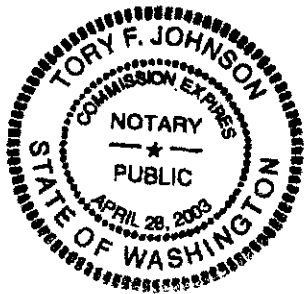


Tory F. Johnson
Name:
Notary Public in and for the State of
Washington, residing at Bellingham.
My Appointment Expires: 4-28-03

STATE OF WASHINGTON)
)ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that DIANA PECHTHALT is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: May 3, 2002.



Tory F. Johnson
Name:
Notary Public in and for the State of
Washington, residing at Bellingham.
My Appointment Expires: 4-28-03



Exhibit A

Lot 12, "PLAT OF WESTVIEW ESTATES", as per plat recorded October 31, 2000 as Auditor's File No. 200010310002, records of Skagit County, Washington.

TOGETHER WITH an undivided 1/14th interest in Tract "A" of said "PLAT OF WESTVIEW ESTATES"

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.



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Exhibit B

SUBJECT TO: Agreement regarding waiver of protest for future L.I.D; Utility easement shown on Short Plat; Agreement regarding the terms and conditions for development of said premises; Declaration of covenants and restrictions, recorded January 24, 2000, under Auditor's File No. 200001240004; Amended covenants, dated February 9, 2001, recorded February 9, 2001, under Auditor's File No. 200102090159.

ALSO SUBJECT TO: Existing LID with the City of Sedro-Woolley, with an approximate balance of \$1,941.91, which the grantee herein agrees assume and pay according to the terms and conditions.



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Skagit County Auditor