

AFTER RECORDING MAIL TO:
Michael Pietrone
24307 Lee Road
Mount Vernon, WA 98274



200304040128
Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 105758-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Lyndon B. Stout
Grantee(s): Michael Pietrone and Alison Pietrone
Abbreviated Legal: Lots 15 & ptns 14 & 16, Block 29, Town of Montborne
Assessor's Tax Parcel Number(s): 4135-029-016-0000/P114101, P114101

THE GRANTOR LYNDON B. STOUT, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MICHAEL PIETRONE and ALISON PIETRONE, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 14, Lot 15, and the Northwesterly 30 feet of Lot 16, Block 29, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.,

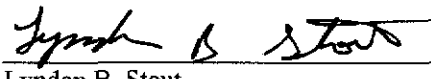
EXCEPT the Northwesterly 20 feet of said Lot 14.

(Also known as Tract E of Survey No. 200004170117)

Situate in the County of Skagit, State of Washington.

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

Dated March 18, 2003



Lyndon B. Stout

#1593
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

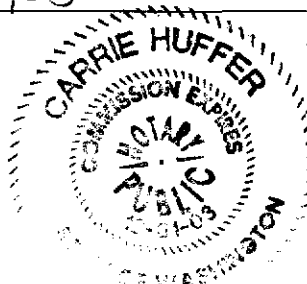
APR 04 2003

Amount Paid \$ 2569.04
Skagit Co. Treasurer
By  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Lyndon B. Stout
the person(s) 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.

Dated: 4/2/03




Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2003

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: Grantee shall have the right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission
Area Affected: A strip of land 5 feet in width across all lots located within the above described property being parallel to and coincident with the boundaries of all private/public street, alley ways and road rights-of-way
Dated: Not disclosed
Recorded: October 26, 1999
Auditor's No.: 199910260024
(Affects Lots 1-4, 10-16, B29, Town of Montborne)

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a municipal corporation
Purpose: For sewer mains with the necessary appurtenances
Area Affected: Not disclosed
Dated: March 31, 2000
Recorded: April 6, 2000
Auditor's No.: 200004060055
(Affects the Southwest 10 feet of subject property)

C. PAY-BACK AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Skagit County Sewer District No. 2, a municipal corporation
And: Grandview, Inc.
Dated: April 11, 2000
Recorded: April 17, 2000
Auditor's No.: 200004170102
Regarding: The cost of construction and installation of the aforementioned sewer system extension
(Copy Attached)

D. MATTERS DISCLOSED BY RECORD OF SURVEY

Filed: April 17, 2000
Volume/Page: N/A
Auditor's File No.: 200004170117



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