

AFTER RECORDING MAIL TO:

Ms. Karen King,  
EPC Holdings 623 LLC  
40 Lake Bellevue Drive #101  
Bellevue, WA 98005



200401090115  
Skagit County Auditor

1/9/2004 Page 1 of 2 3:34PM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 109822-PE

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

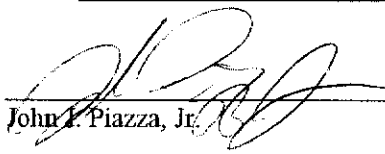
Grantor(s): John J. Piazza, Jr. and Kimberly A. Piazza  
Grantee(s): EPC Holdings 623 LLC  
Abbrev Legal: Lot 17 & ptn Lot 16, Country Club Meadows #3  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 4593-000-017-0006, P102701


THE GRANTOR JOHN J. PIAZZA JR. and KIMBERLY A. PIAZZA, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION AND AS PART OF AN IRC SECTION 1031 TAX DEFERRED EXCHANGE in hand paid, conveys and warrants to EPC Holdings 623 LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

SUBJECT TO Covenants, Conditions, Restrictions, Provisions, Agreements and Easements of record, if any.

Dated January 2, 2004

  
John J. Piazza, Jr.

  
Kimberly A. Piazza

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

PAID #125

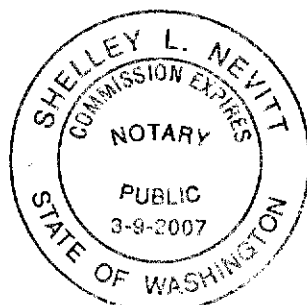
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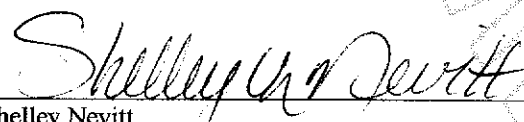
Amount Paid \$ 3901.50  
Skagit County Treasurer  
By:  Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John J. Piazza, Jr. and Kimberly A. Piazza 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: 1-9-04



  
Shelley Nevitt  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 3/09/2007

## EXHIBIT A

### PARCEL "A":

Lot 17, "PLAT OF COUNTRY CLUB MEADOWS DIV. NO. 3", as per plat recorded in Volume 15 of Plats, pages 60 and 61, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

Beginning at the Northwest corner of Lot 16 of "PLAT OF COUNTRY CLUB MEADOWS DIV. NO. 3", as per plat recorded in Volume 15 of Plats, pages 60 and 61;  
thence South  $89^{\circ}23'28''$  East along the North line thereof, a distance of 162.17 feet to the Northeast corner thereof;  
thence South  $00^{\circ}44'35''$  East along the East line thereof, a distance of 7.89 feet to the Southwest corner of Lot 18 of said plat;  
thence North  $86^{\circ}36'35''$  West, a distance of 162.55 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.

