

After Recording Return to:
Frank R. Grasso
867 Sudden Valley
Bellingham WA 98229



200405210119
Skagit County Auditor

5/21/2004 Page 1 of 3 2:08PM

Filed for Record at Request of:
CHICAGO TITLE
INSURANCE COMPANY
PO Box 1115
1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 178721-TKG
CHICAGO TITLE IC30987 ✓

Abbreviated Legal: Tr 35, SCSP # 108-76, Ptn Sec. 4/5, T36N, R4EWM
Additional Legal(s) on page:
Assessor's Tax Parcel No.: 36040510030905 P48888

STATUTORY WARRANTY DEED

THE GRANTOR Mary Jo Bozell and Ray Bozell, husband and wife for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid, conveys and warrants to Frank R. Grasso and Judy A. Grasso, husband and wife the following described real estate, situated in the County of Whatcom, State of Washington:

Tract 35 of Skagit County Short Plat No. 108-76, approved November 23, 1976 and recorded November 23, 1976, in Volume 2 of Short Plats, pages 1 and 2, under Auditor's File No. 846420, records of Skagit County, Washington; being a portion of Sections 4 and 5, Township 36 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

Subject to Exhibit "A" attached hereto and by this reference made a part hereof.

Dated: May 18, 2004

#2500
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Mary Jo Bozell

Ray Bozell
MAY 21 2004
Amount Paid \$ 7084.31
Skagit Co. Treasurer
By Deputy

STATE OF WASHINGTON
COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that Mary Jo Bozell and Ray Bozell the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 5/20/04

Tami K. Glick
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: March 6, 2005

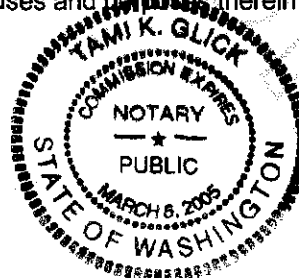


EXHIBIT "A"

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: February 8, 1978

Auditor's No.: 873457, records of Skagit County, Washington

In favor of: Puget Sound Power and Light Company, a Washington corporation

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: Location as staked on roads in plats

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: August 8, 1990

Auditor's No.: 9008080085, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company, a Washington corporation

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: Being located as constructed or to be constructed on the above described property, more particularly described as follows:
Beginning at a point on the East line of said property that is approximately 77 feet Northerly of the Southeast corner thereof; thence following the approximate bearings and distance: South 80° West, 75 feet; North 66° West, 115 feet to its terminus.

Notes as disclosed on the face of said short plat, as follows:

- A. Present zoning is "residential".
- B. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the subdivision, the buyer should inquire and investigate as to the availability of said water.
- C. Maintenance of roads is the responsibility of the lot owner;
- D. A parcel map number and date of approval shall be included in all deeds and contracts.
- E. A 60 foot private road for ingress and egress of Silver Creek property owners.

Reservations as contained in instrument;

Recorded: March 11, 1977

Auditor's No.: 852437, records of Skagit County, Washington

Executed By: Vista-Bella Investments, Inc.

As Follows: Seller reserves all rights to oil, gas and minerals in said land

continued.....



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EXHIBTT "A"

Possible unrecorded road maintenance agreement as disclosed in Paragraph 9 of instrument recorded March 11, 1977, under Auditor's File No. 852437, records of Skagit County, Washington.

Covenants, conditions, restrictions, easements, and assessments contained in declaration of protective restrictions, easement and assessments, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: January 14, 1977
Auditor's No.: 849293, records of Skagit County, Washington
Executed By: Vista-Bella Investments, Inc.

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: January 14, 1977
Auditor's No(s).: 849293, records of Skagit County, Washington
Imposed By: Silver Creek Maintenance Association



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