

AFTER RECORDING MAIL TO:
Mr. and Mrs. William C. Cathey
923 S. 10th
Mount Vernon, WA 98274



200301160142
Skagit County Auditor

1/16/2003 Page 1 of 2 3:25PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 104393-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Bargain and Sale Deed

Grantor(s): Skagit State Bank
Grantee(s): William C. Cathey and Suzanne E. Lyn
Abbreviated Legal: Lot 17, Plat of Lonestar's Add. To Concrete

THE GRANTOR(S) SKAGIT STATE BANK, a Washington Corporation

for and in consideration of TWENTY TWO THOUSAND FIVE HUNDRED AND NO/100 Dollars \$ 22,500.00,

in hand paid, bargains, sells, and conveys to WILLIAM C. CATHEY and SUZANNE E. LYN, husband and wife

the following described estate, situated in the County of Skagit, state of Washington:

Lot 17, "PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE," as per plat recorded in Volume 15 of Plats, pages 163 through 166, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.
Assessor's Property Tax Parcel/Account Number : 4628-000-017-0006/P104851, P104851

The Grantor(s) for himself/herself/themselves and for his/her/their successors in interest do(es) by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do(es) hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor(s) and not otherwise, he/she/they will forever warrant and defend the said described real estate.

Dated: January 9, 2003

Skagit State Bank

By:

252
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 16 2003

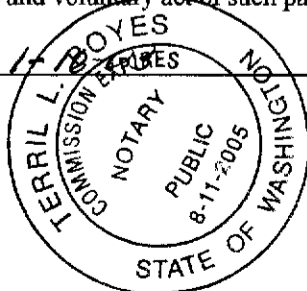
Amount Paid \$ 400.50
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence

JE Bishop the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated he was authorized to execute the instrument and is Co-Ceo of Skagit State Bank to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 1-16-2003



Terri L. Boyes
Notary Public in and for the State of Washington
Residing at Manve
My appointment expires: 8-11-05

EXCEPTIONS:

- A. Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.
- B. Covenants and restrictions as shown on face of plat, as follows:
 - 1. Water and sewer service connections are not provided for every lot within this plat. Lot owners shall be required to contact and coordinate these service connections with the City of Concrete Public Works Department.
 - 2. Lot owners shall be required to obtain an access permit from the City of Concrete for all access locations in both residential and commercial lots.
 - 3. Development of commercial tracts within this plat shall be subject to the review and approval of the City of Concrete Planning Commission and Council.
- C. Easements as shown on the plat, as follows:

An easement is hereby reserved for and granted to City of Concrete, Puget Sound Power & Light Co., General Telephone Co. of the Northwest, Inc., Cascade Natural Gas Corp. and Summit Cablevision of Washington, Inc. and their respective successors and assigns under and upon the dedicated streets and avenues shown hereon and other utility easements shown on the face of the plat in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for the unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.



200301160142
Skagit County Auditor