

When Recorded Return to:
JESS B. IZZO
SANDRA L. IZZO
2015 S. 18th Street
Mount Vernon, WA 98273



200304090262
Skagit County Auditor

4/9/2003 Page 1 of 2 3:35PM

Island Title Company
Order No: BE7112 MJJ

CHICAGO TITLE CO. STATUTORY WARRANTY DEED

C. 2.08A0

THE GRANTOR HANSELL MITZEL, L.L.C., a Washington Limited Liability Company

for and in consideration of One Hundred Sixty-Nine Thousand Nine Hundred Fifty and 00/100...(\$169,950.00) DOLLARS in hand paid, conveys and warrants to JESS B. IZZO and SANDRA L. IZZO, husband and wife

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

Lot 57, PLAT OF BLACKBURN RIDGE PHASE 2, according to the plat thereof recorded on October 31, 2000, under Auditor's File No. 200010310122, records of Skagit County, Washington.

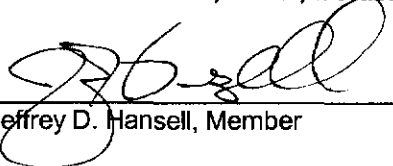
Situated in Skagit County, Washington.

Tax Account No. : 4767-000-057-0000 P117412

Subject to: Restrictions, reservations and easements of record and Skagit County Right To Farm Ordinance as described in Exhibit "A" which is attached hereto and made a part hereof.


Dated: April 2, 2003

HANSELL MITZEL, L.L.C., a Washington Limited Liability Company


Jeffrey D. Hansell, Member

#11077
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

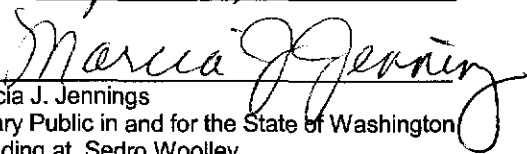
APR 09 2003

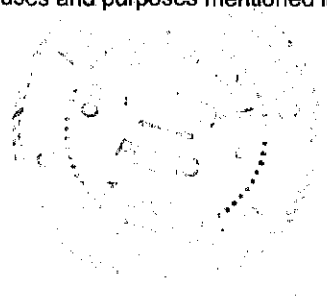
Amount Paid \$ 3025.44
Skagit Co. Treasurer
By  Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Jeffrey D. Hansell the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Member of HANSELL MITZEL, L.L.C., a Washington Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 2, 2003


Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2004



Island Title Company

EXHIBIT 'A'

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.



200304090262
Skagit County Auditor