

This document prepared by (and after recording return to):)
 Name: Kelli A Rosellini)
 Firm/Company: Rose Properties)
 Address: 16117 70th Avenue NW)
 City, State, Zip: Stanwood, WA 98292)
 Phone: (360) 654-1823)
)
)
)
)



200403300081

Skagit County Auditor

3/30/2004 Page 1 of 2 11:40AM

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **LISA ANNE AYNES**, hereinafter referred to as "Grantor", does hereby grant, convey and warrant unto **KELLI ANN ROSELLINI**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Skagit, State of Washington, to-wit:

Lot 194, "CEDARGROVE ON THE SKAGIT", according to the plat recorded in Volume 9 of Plats, Pages 48 to 51, inclusive, records of Skagit County, Washington.

Assessor's Property Tax Parcel/Account Number: 3877-000-194-0018

Prior instrument reference: Book 1980, Page 0383, Document No. 9904270099, of the Recorder of Skagit County, Washington.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2004 shall be prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or paid by Grantee, or paid by Grantor.

The property herein conveyed is not a part of the homestead of Grantor, or is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor(s) hand(s) this the 18th day of March, 2004.

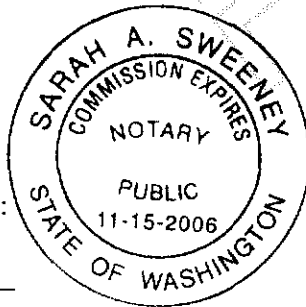
Lisa A Aynes
Grantor
LISA ANNE AYNES

STATE OF WASHINGTON

COUNTY OF SKAGIT

On this day personally appeared before me Lisa A Aynes, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 19 day of March, 2004.



Sarah A Sweeney
Notary Public residing at Skagit
Printed Name: Sarah A. Sweeney

My Commission Expires:
11-15-06

Grantor(s) Name, Address, phone:
LISA ANNE AYNES
46658 BAKER LOOP ROAD
CONCRETE, WA 98237

Grantee(s) Name, Address, phone:
KELLI ANN ROSELLINI
ROSE PROPERTIES
16117 70TH AVENUE NW
STANWOOD, WA 98292

1449
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

CONTINUE TO SEND TAX
STATEMENTS TO GRANTOR'S
LENDER

MAR 30 2004
Amount Paid \$ 972.90
Skagit County Treasurer
By: hp Deputy



200403300081
Skagit County Auditor