AFTER RECORDING MAIL TO: John Barone and Melody Barone 22083 Amick Road Mount Vernon, WA 98274



6/30/2004 Page

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211:37AM

Filed for Record at Request of Land Title Company of Skagit Escrow Number: 112214-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Pete and Laura Stuurmans Trust dated August 14, 1991

Grantee(s): John Barone and Melody Barone

Abbreviated Legal: a ptn of SE 1/4 of NE 1/4, 20-34-4 E W.M. Assessor's Tax Parcel Number(s): 340420-0-170-0006, P26881

THE GRANTOR PETE H. STUURMANS AND LAURA R. STUURMANS AS TRUSTEES OF THE PETE AND LAURA STUURMANS TRUST DATED AUGUST 14, 1991 AND UNTO ALL AND EVERY SUCCESSOR OR SUCCESSORS IN TRUST UNDER SAID TRUST AGREEMENT for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOHN BARONE and MELODY BARONE, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

The North 100 feet of the South 335 feet of the following described tract:

The West 132 feet of the South 660 feet of the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 34 North, Range 4 East, W.M., EXCEPT that portion lying within the boundary of Division Street, AND EXCEPT the West 35 feet thereof conveyed to the City of Mount Vernon for street purposes, by deed dated May 26, 1958 and recorded June 19, 1958, under Auditor's File No. 566735.

Situate in the County of Skagit, State of Washington,

MY COMMISSION EXPIRES

3336 SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

Dated June 25, 2004	JUN 3 0 2004 70 Amount Paid \$
Pete and Laura Stuurmans Trust dated August 14,	Skagit 60 Treasurer By Deputy
By: Pete H. Stuurmans, Trustee	Jana M. Stury mans. By: Laura R. Stuurmans, Trustee

STATE OF County of I ce	Washington Skagit rtify that I kno	w or have satisfactor	} } SS: ry evidence Pete	H. Stuurmans an	d Laura R. Stu	nurmans .
are				the persons	s who appear	ared before
me, and said persons acknowledged that they signed this instrument, on oath stated authorized to execute the instrument and is Trustees						
of Pete and Laura Stuurmans Trust dated August 14, 1991 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.						
to be the free	and voluntary	act of such party for	r the uses and pur	poses mentioned:	in this instrun	ent.
Dated:	LUGARR	RESHURRERY		<u> </u>	11	
U STATE OF WASHINGTON		Carrie Huffer		7 7		
	No.73	Y — • — PUBLIC	Notary Public is	n and for the State	of Washingt	ton
	I TO THE STATE OF	ON EVEIDED	Residing at Bu	rlington		

My appointment expires: 12/31/2007

The grantors hereby convey and quit claim to the grantees all right, title and interest they may have in and to the existing sewer line serving the above-described property, which is located on the property described as follows:

The South 20 feet of the North 64 feet, and, the West 20 feet of that portion of the following described property lying Southerly of said North 64 feet; EXCEPT that portion of said West 20 feet lying within the South 310 feet of the Southeast ¼ of the Northeast ¼ of Section 20, Township 34 North, Range 4 East, W.M.:

Lot 2 of City of Mount Vernon Short Plat No. MV-3-90, approved April 4, 1990 and recorded April 5, 1990 in Volume 9 of Short Plats, page 219, under Auditor's File No. 9004050037, and being a portion of the Southeast ¼ of the Northeast ¼ of Section 20, Township 34 North, Range 4 East, W.M.

Said sewer line is also located on the following described tract:

The North 10 feet of Tract 9 of "RIDGEWOOD 2ND ADDITION," as per plat recorded in Volume 11 of Plats, page 40, records of Skagit County, Washington, and over the North 30 feet of Tract "A" and over the North 10 feet of Tract "B" of Short Plat MV-5-78, approved October 18, 1978, recorded October 19, 1978 in Volume 3 of Short Plats, page 13, under Auditor's File No. 889732, and being a portion of the Southeast ¼ of the Northeast ¼ of Section 20, Township 34 North, Range 4 East, W.M.

By there signatures below, the grantees hereby accept said conveyance of the sewer line in its "as is" condition and acknowledge there are no warranties involved in this conveyance.

John Barone

Melody Barone

111.8.

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