

AFTER RECORDING MAIL TO:

Frank Iantorno and Barbara M. Iantorno
2538 Jasmine Court
Coquitlam, BC V3E 2G6



201108010071
Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

139908-F

Filed for Record at Request of:
First American Title Insurance Company

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STATUTORY WARRANTY DEED

File No: **4271-1738044 (DC)**

Date: **July 26, 2011**

Grantor(s): **Robin E. Bistodeau**

Grantee(s): **Frank Iantorno and Barbara M. Iantorno**

Abbreviated Legal: **Ptn Lots 4,5 & 6, Blk 43, Town of Montborne**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P74701**

THE GRANTOR(S) Robin E. Bistodeau for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Frank Iantorno and Barbara M. Iantorno, husband and wife**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Legal description attached hereto as Exhibit "A" and by this reference made a part therein

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

If your property is adjacent to property used for **agricultural operations** or included within an area zoned for agricultural purposes, you may be subject to inconveniences or discomforts arising from such operations, **including but not limited to noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during any 24 hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides**. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from farm operations, if such operations are consistent with commonly accepted good management practices and otherwise comply with local, state,

EXHIBIT "A" –LEGAL DESCRIPTION

That portion of Lots 4, 5 and 6, Block 43, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, and that portion of vacated Lakeside Boulevard adjoining said Lots, described as follows:

Beginning at a point on the Southwesterly line of that certain 40 foot roadway conveyed to Skagit County by Deed dated October 9, 1946 and recorded under Auditor's File No. 397033, in Volume 213 of Deeds, page 368, 30.0 feet Southeasterly of the Northwesterly line of said Lot 4;
thence Northwesterly along the Southwesterly line of said 40 foot roadway, a distance of 50.0 feet to a point 20.0 feet Southeasterly of the Northwesterly line of said Lot 5;
thence Southwesterly in a straight line to an intersection of the shore line of Big Lake with the Southeasterly line of the Northwesterly 10.0 feet of said Lot 6 extended Southwesterly to the shore line of Big Lake;
thence Southeasterly along the shoreline of Big Lake to an intersection of said shore line of Big Lake and the Southeasterly line of the Northwesterly 15.0 feet of said Lot 5, extended Southwesterly to the shoreline of Big Lake;
thence Northeasterly in a straight line to the point of beginning.

Situate in the County of Skagit, State of Washington.



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