

AFTER RECORDING MAIL TO:
Teresa Ackerlund
18709 Jolly Road
Burlington, WA 98233



200211200068
Skagit County Auditor

11/20/2002 Page 1 of 2 11:52AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-103541-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Harlan Brown, Rhonda L. Brown
Grantee(s): Teresa Ackerlund
Abbreviated Legal: Lot 70, SAMISH RIVER PARK, DIVISION NO. 1, records of Skagit County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 3990-000-070-0019/P68768

THE GRANTOR HARLAN BROWN and RHONDA L. BROWN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TERESA ACKERLUND, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington: Lot 70, "SAMISH RIVER PARK, DIVISION NO. 1", as per plat recorded in Volume 9 of Plats, pages 43 and 44, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.
Including a 1975 Sunnybrook 64 x 24 Mobile Home #71840.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated this 29th day of October, 2002

#5440
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

By Harlan Brown
Harlan Brown

By _____
NOV 20 2002

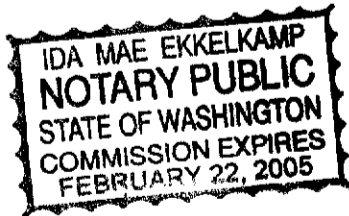
By Rhonda L. Brown
Rhonda L. Brown

By _____
Amount Paid \$ 1499.40
Skagit Co. Treasurer
By _____ Deputy

STATE OF WASHINGTON }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Harlan Brown & Rhonda L. Brown is the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: November 19, 2002



Ida Mae Ekkelkamp
~~Carol Huber~~ Ida Mae Ekkelkamp
Notary Public in and for the State of WASHINGTON
Residing at ~~Box 1000~~ Mount Vernon
My appointment expires: ~~12/31/2003~~ 2/22/2005

EXCEPTIONS:

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED.

Declaration Dated: August 10, 1967
Recorded: August 15, 1967
Auditor's No.: 703232
Executed By: Elmer E. Martin and Mabel J. Martin, husband and wife

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED, HERETO ATTACHED:

Declaration Dated: December 1, 1967
Recorded: February 16, 1968
Auditor's No.: 710329
Executed By: Various lot owners

MODIFICATIONS OF DECLARATIONS OF RESTRICTIONS, EASEMENTS RESERVATIONS, AS HERETO ATTACHED:

Recorded: April 12, 1979
Auditor's No.: 7904120004
Executed By: Samish River Park, Inc., William Mayna President, and Peter Kramer, Secretary

B. Rights, conditions, provisions, easements and restrictions, contained in the dedication of the plat, a copy of which is her attached.

C. The face of the plat contains the following:

"30 foot flood control easement typical on all waterfront lots. Skagit County shall not be responsible for any flood control improvements."

D. Rights, conditions, provisions, easements and restrictions, contained in the dedication of the plat, a copy of which is her attached.

E. Terms and Conditions of the Articles of Incorporation of Sam River Park, Inc. and their effect on the subject property, if as disclosed by Addendum thereto recorded September 22, 1995, under Auditor's File No. 9509220088.

NOTE #1: For your information, the face of the Place contains following:

"There shall be no private roads constructed for access County Road No. 3613.



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