

AFTER RECORDING MAIL TO:

FIRST AMERICAN TITLE  
3202 COMMERCIAL AVE  
ANACORTES, WA. 98221



200406240073  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A81273

FIRST AMERICAN TITLE CO.  
A81273-E-2

### Statutory Warranty Deed

Assessor's Tax Parcel Number(s): 4207-000-005-0008 P78179

THE GRANTOR NICHOLAS RONEY

for and in consideration of WAC 458-61-340  
in hand paid, conveys and warrants to SANDRA LOUCKS the following  
described real estate, situated in the County of Skagit, State of Washington.

Lot 5, "COOLEY & KIPP'S ADDITION", as per plat recorded in Volume 10 of Plats,  
Page 54, records of Skagit County, Washington.

Subject to easements, restriction and/or other exceptions set forth on Schedule B-1 attached  
hereto.

Dated: June 1, 2004

*N. Roney*  
Nicholas Roney  
3201

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 24 2004

STATE OF Washington  
COUNTY OF SKAGIT

SS: Amount Paid \$  
Skagit Co. Treasurer  
By *man* Nicholas Roney, the

I certify that I know or have satisfactory evidence that  
person who appeared before me, and said person(s) acknowledged that he/she/they signed this  
instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes  
mentioned in this instrument.

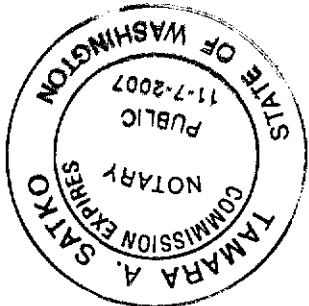
Date: 6/1/04

*Tamara A. Satko*

Notary Public in and for the State of Washington

Residing at ANACORTES

My appointment expires: 11/7/07



**Exceptions:**

A. Agreement dated November 5, 1958, recorded March 27, 1970 as Auditor's File No. 737329 between City of Anacortes and Raymond G. Jones, et ux, et al, relative to sewer and water extension. Reference to the record is hereby made for full particulars.

**B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

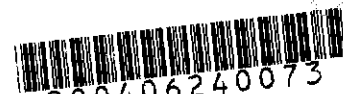
Plat/Subdivision Name: Cooley and Kipp's Addition  
Recorded: November 8, 1973  
Auditor's No: 793106  
(Copy attached)

Said matters include but are not limited to the following:

1. Know all Men by these Presents, that we, the undersigned owners of the land to be platted, do hereby declare this plat to be known as "Cooley & Kipp's Addition", and do hereby dedicate to the public forever all streets, roads and easements, EXCEPT private and corporate roads, shown hereon as public highways, with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said streets, roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper road drainage, any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

2. Utility easements.



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