

AFTER RECORDING MAIL TO:
Victor Childs
1702 37th Street
Anacortes, WA 98221



200409170115
Skagit County Auditor

9/17/2004 Page 1 of 211:46AM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 05-00226-04

CHICAGO TITLE CO. Statutory Warranty Deed
1032105 ✓

Grantor(s): Conrad George Doering, Jr.
Grantee(s): Victor M Childs and Diana M Childs
Abbreviated Legal:
Tract 5, The Plat of Brookfield Park

Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 3778-000-005-0009 P56986

THE GRANTOR Conrad George Doering, Jr., a Single Person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Victor M Childs and Diana M Childs, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Tract 5, THE PLAT OF BROOKFIELD PARK, according to the plat thereof, recorded in Volume 7 of Plats , page 26, records of Skagit County, Washington.

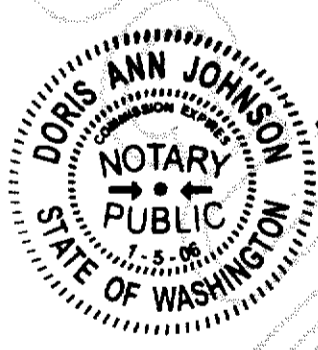
SUBJECT TO: EXHIBIT "A" ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART HEREOF.

Dated September 10, 2004

Conrad George Doering Jr.
Conrad George Doering JR

#5024
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 17 2004
2492.00
Amount Paid \$
Skagit Co. Treasurer
Deputy



State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Conrad George Doering, Jr.

is/are the person(s) 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.

Dated: Sept 15, 2004 Doris Ann Johnson

Notary Public in and for the State of Washington
Residing at Cotawille
My appointment expires: 1-5-06

EXHIBIT A

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads
2. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: November 15, 1954
Auditor's No(s): 509194, records of Skagit County, Washington
3. Easement delineated on the face of said plat;
For: Sewer
Affects: The Westerly 5 feet of said premises
4. Easement delineated on the face of said plat;
For: Drainage
Affects: The South 5 feet of said premises
5. Right of the public for the use of the public forever all streets and roads shown on the plat, and the use thereof for any and all public purposes and also dedicate to the City of Anacortes all easements us shown on the plat.
6. Note on the face of Survey recorded November 6, 1996 under Auditor's File No. 9611060063, records of Skagit County, Washington, as follows:

This survey has depicted existing occupational indicators in accordance with W.A.C. Ch. 332.130. These occupational indicators may indicate a potential for claims of unwritten title ownership. The legal resolution of ownership based upon unwritten claims has not been resolved by this boundary survey.
7. Matters affecting fence and concrete driveway as shown on the face of Survey recorded November 6, 1996 under Auditor's File No. 9611060063, records of Skagit County, Washington.

END OF EXHIBIT A



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