

AFTER RECORDING MAIL TO:

Name **First American Title of Island County**

Address **265 N.E. Kettle Street, Suite 2**

City, State, Zip **Oak Harbor, WA 98277**



200501130095
Skagit County Auditor

1/13/2005 Page 1 of 2 11:48AM

L51490-3

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

83290

THE GRANTOR Juanita Sherwood, Personal Representative of The Heirs & Devises of Bonnie J. Sherwood deceased for and in consideration of **Ten Dollars and other valuable consideration** in hand paid, conveys and warrants to **Meliton C. Bernal, a single person** the following described real estate, situated in the County of Skagit, State of Washington:

LOT 73, "SAMISH RIVER PARK, DIVISION NO. 1", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 43 AND 44, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Subject to: See Exhibit "A" attached hereto and by reference made a part hereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

199

JAN 13 2005

Amount Paid \$ 1107¹⁶
Skagit Co. Treasurer
By Deputy

Assessor's Property Tax Parcel Account Number(s): **3990-000-073-0008/Property ID P68773**

Dated this **5th** day of **January, 2005**.

The Heirs & Devises of Bonnie J. Sherwood, Deceased

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

200

JAN 13 2005

Amount Paid \$ 494⁸⁴
Skagit Co. Treasurer
By Deputy

Juanita Sherwood PR
Juanita Sherwood, Personal Representative

STATE OF WASHINGTON }
COUNTY OF Island } ss

I certify that I know or have satisfactory evidence that **Juanita Sherwood** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the **Personal Representative of The Heirs & Devises of Bonnie J. Sherwood deceased** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 1-6-05

Gaylen P Smith
Gaylen P Smith
Notary Public in and for the State of Washington
Residing at Oak Harbor
My appointment expires: 11/10/07



EXHIBIT "A"

SUBJECT TO:

Any tax, fee, assessments or charges as may be levied by Samish River Park, Inc.;

Easement for right of way for sport fishermen, recorded under Auditor's No. 501365;

Protective Covenants and/or Easements, but omitting restrictions, if any, based on race, color, religion or national origin, recorded under Auditor's No. 703232; amended under Auditor's Nos. 710329, 7904120004 and 9803230110;

Rights, conditions, provisions, easements and restrictions, contained in dedication of the plat;

Any question that may arise due to shifting or changing in course of Samish River;

Reservation contained on the face of the plat regarding 30 foot flood control easement, and no private road construction for access to County Road No. 3613;

Easement in favor of Puget Sound Power & Light Company, recorded under Auditor's No. 225812;

Terms and conditions of covenant/agreement regarding well protection zone and maintenance, recorded under Auditor's No. 9808180048.



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