



200105090075  
Skagit County Auditor

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ABC

RETURN TO:

LAW OFFICE OF  
BRADFORD E. FURLONG, P.S.  
825 Cleveland Avenue  
Mount Vernon, Washington 98273

Document Title: Quit Claim Deed with attached  
Declaration of Covenants, Conditions & Restrictions

Reference number of documents assigned or released:

Grantor: Conway Community American Legion Hall Trust

Grantee: Mason-McConkey American Legion Post #147

Partial Legal Description (full legal description on page 1 of deed):

Ptn of Lots 5 and 6, Block 1, Town of Conway

Assessor's Parcel/Tax I.D. Number: 4098-0001-006-0106/4098-0001-006-0205

## QUITCLAIM DEED

**THE GRANTOR**, the Conway Community American Legion Hall Trust, for no consideration, conveys and quitclaims to **GRANTEE**, the Mason-McConkey American Legion Hall #147, the following legally described property, subject to the attached covenants and restrictions:

The east forty-three (43) feet of Lot Five (5) and Six (6), and Block One (1) of the Town of Conway, according to the Plat thereof on file and of record in the office of the Skagit County Auditor.

The east eighteen and one-half (18.5) feet of the west fifty-seven (57) feet of Lots five (5) and six (6), Block 1, "Conway, Skagit County, Wash.," according to the plat recorded in Volume 3 of Plats, Page 6, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Date: MAY 1 2001

Date: MAY 8 2001

Conway Community American Legion Hall Trust:

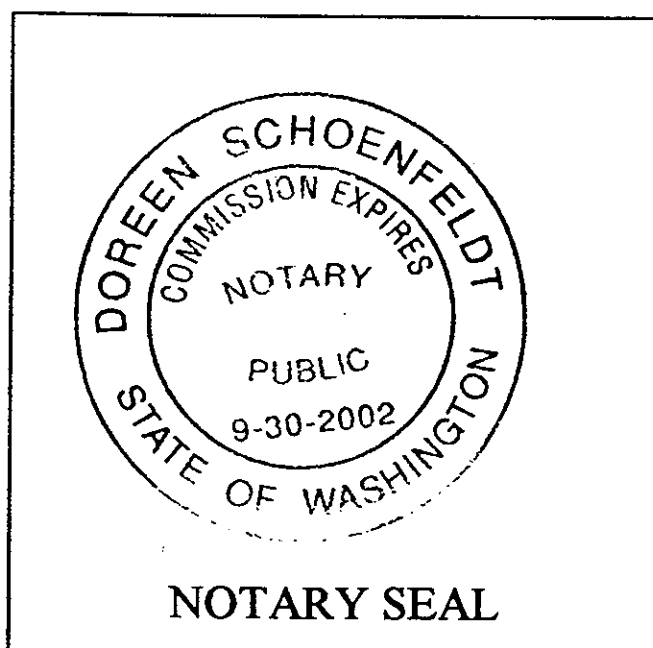
Cher Henry-Smith  
Trustee

Ray J. Stuart  
Trustee

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF Skagit )

On this day personally appeared before me Cher Henry-Smith to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she (he/she) is on the Board of Trustees of the Conway Community American Legion Hall Trust and signed the same as her (his/her) free and voluntary act and deed for such entity for the uses and purposes therein mentioned.

Given under my hand and official seal this 1st day of May 2001.



Doreen Schoenfeldt  
Notary Public in and for the State of  
Washington, residing at Sedro Woolley

Printed Name: Doreen Schoenfeldt

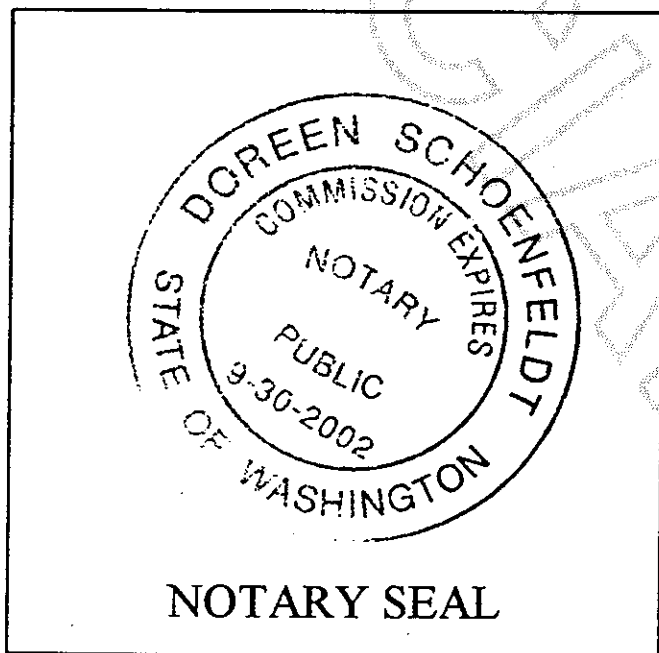


, Skagit County Auditor

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF Skagit )

On this day personally appeared before me Gary Stewart to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he (he/she) is on the Board of Trustees of the Conway Community American Legion Hall Trust and signed the same as his (his/her) free and voluntary act and deed for such entity for the uses and purposes therein mentioned.

Given under my hand and official seal this 8 day of May 2001.



Doreen Schoenfeldt  
Notary Public in and for the State of  
Washington, residing at Redoubt  
Printed Name: Doreen Schoenfeldt

# 40744  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

MAY 09 2001

Amount Paid \$ 0  
Skagit Co. Treasurer  
By BJ Deputy



## **DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS**

Conway Community American Legion Hall Trust, called declarant, is the owner in fee simple of real property located in Skagit County, Washington, commonly known as the Conway Community American Legion Hall and legally described as follows:

The east forty-three (43) feet of Lot Five (5) and Six (6), and Block One (1) of the Town of Conway, according to the Plat thereof on file and of record in the office of the Skagit County Auditor.

The east eighteen and one-half (18.5) feet of the west fifty-seven (57) feet of Lots five (5) and six (6), Block 1, "Conway, Skagit County, Wash.," according to the plat recorded in Volume 3 of Plats, Page 6, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

All of the described real property and each part of the property shall be held, sold, and conveyed only subject to the following easements, covenants, conditions, and restrictions, which constitute covenants running with the land and shall be binding on all parties having any right, title, or interest in the described property or any part of that property, their heirs, successors, and assigns, and shall inure to the benefit of each owner of the property.

### **ARTICLE ONE OWNERSHIP RESTRICTIONS**

Section 1: This property shall be owned and managed by the Mason-McConkey American Legion Post #147 and if the Mason-McConkey American Legion Post #147 shall ever cease to exist, own or manage this property it shall revert to the ownership of the Conway Community American Legion Hall Trust.

Section 2: The provisions of this Article notwithstanding, the Mason-McConkey American Legion post #147 shall have the right to encumber the property with a real estate mortgage, deed of trust or other similar encumbrance.

Section 3: The foregoing notwithstanding, this Declaration of Covenants, Conditions and Restrictions shall be of no further effect at such time as the then owner (or seller) of the property subject hereto acquires another property in the Conway Community encumbered by CC&Rs substantially similar in content to Article, Two, Sections 1 and 2.



**ARTICLE TWO  
USE RESTRICTIONS**

This property shall be occupied and used only as follows:

Section 1: The Mason-McConkey American Legion Post #147 shall keep the building(s) in good repair, insured at their insurable value, and shall pay all taxes, liens and assessments legally levied on the property.

Section 2: The people of Conway, Fir and the surrounding community shall have the right to use the premises for games, social gatherings, and entertainment, subject at all time however, to the supervision and limitations placed thereon by the Mason-McConkey American Legion Post #147.

Section 3: Governing law. This declaration shall be governed by, construed, and enforced in accordance with the laws of the state of Washington.

Executed at Mount Vernon, Washington on May 1, 2001.

L. Richard Larson  
Title: Commander

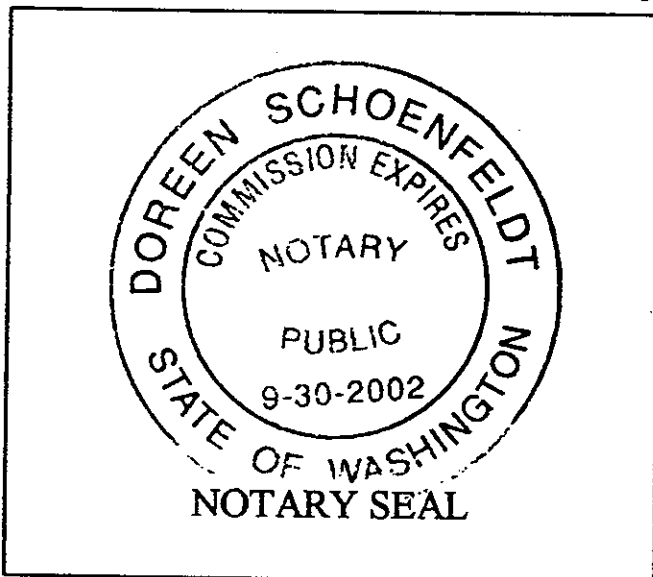
STATE OF WASHINGTON )

) ss.

COUNTY OF Skagit )

I certify that I know or have satisfactory evidence that L. Richard Larson is the person who appeared before me, and said person acknowledged that he an authorized representative of the Mason-McConkey American Legion Post #147 and signed this instrument and acknowledged it to be the free and voluntary act of said entity for the uses and purposes mentioned in the instrument.

Dated this 1 day of May 2001.



Doreen Schoenfeldt  
Notary Public in and for the state of Washington  
Residing at Sedro-Woolley

Printed Name: Doreen Schoenfeldt

Declaration of Covenants, Conditions & Restrictions  
April 2001

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