

AFTER RECORDING MAIL TO:  
Gary J. Shanafelt  
2706 Shannon Point Rd  
Anacortes, WA 98221



200312020013

Skagit County Auditor

12/2/2003 Page 1 of 2 8:40AM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 109824-pae

LAND TITLE COMPANY OF SKAGIT COUNTY

## Statutory Warranty Deed

Grantor(s): Todd E. Wiersum and Brooke A. Wiersum  
Grantee(s): Gary J. Shanafelt and Christine P. Shanafelt  
Abbreviated Legal: Lot 2-4, Blk 12, 1<sup>st</sup> Ship Harbor, tgw ptn rd adj.  
Assessor's Tax Parcel Number(s): P118099/3816-012-004-0000

THE GRANTOR Todd E. Wiersum and Brooke A. Wiersum, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gary J. Shanafelt and Christine P. Shanafelt, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

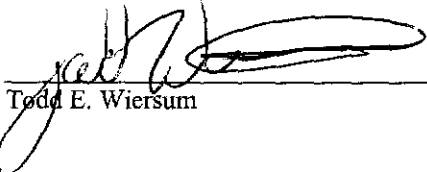
A portion of Block 12, "FIRST PLAT OF SHIP HARBOR," as per plat recorded in Volume 1 of Plats, page 13, records of Skagit County, Washington, described as follows:


Lots 2, 3, 4, and the Westerly 13 feet of Shannon Point Road adjacent to said Lots 2, 3, and 4.

Situate in the City of Anacortes, County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.


Dated November 18, 2003

  
Todd E. Wiersum

  
Brooke A. Wiersum  
#6117  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

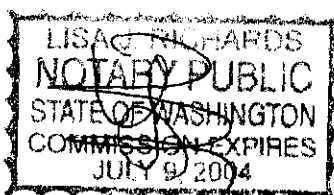
DEC 02 2003


STATE OF Washington )  
COUNTY OF Skagit ) SS:

Amount Paid \$ 4628.00  
By  Skagit Co. Treasurer  
Deputy

I certify that I know or have satisfactory evidence that Todd E. Wiersum and Brooke A. Wiersum 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: 11/24/03



  
Notary Public in and for the State of Washington  
Residing at mt sunn  
My appointment expires: 7-9-04

EXCEPTIONS:

A. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:

Recorded: March 24, 1994  
Auditor's No.: 9403240043  
Executed By: Jack C. Mace and Live V. Mace, husband and wife  
As Follows: "The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard and/or extended policy of title insurance. The limitations contained herein expressly do not relieve grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations."

B. Easement provisions contained in City of Anacortes Ordinance No. 2186, as follows:

"The City of Anacortes hereby retains an easement for utility purposes over, along and through the Westerly 13 feet of Shannon Point Road adjacent to Harrison Avenue and Lots 1 through 4, Block 12, First Plat of Ships Harbor Addition to Anacortes, being a portion of the property being vacated hereunder."

C. MATTERS DISCLOSED BY RECORD OF SURVEY

FILED: June 14, 1999  
VOL./PG.: Volume 22 of Surveys, page 14  
AUDITORS NO.: 9906140133



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