

AFTER RECORDING MAIL TO:  
David Russell Downs  
1313 27th Street  
Anacortes, WA 98221



200401160098  
Skagit County Auditor

1/16/2004 Page 1 of 2 11:47AM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 110039-PAE

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Richard F.S. Browder and Penelope A. Browder  
Grantee(s): David Russell Downs and Kristen Ann Downs  
Abbreviated Legal: Lot 6, View Acres Replat.  
Assessor's Tax Parcel Number(s): P60546/3836-000-006-0016

THE GRANTOR Richard F.S. Browder and Penelope A. Browder, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David Russell Downs and Kristen Ann Downs, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.  
Lot 6, "REPLAT OF LOTS 25 - 48, VIEW ACRES ADDITION TO ANACORTES, WASH.," as per plat recorded in Volume 7 of Plats, page 85, records of Skagit County, Washington.

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

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated January 9, 2004

[Signature]  
Richard F.S. Browder

[Signature]  
Penelope A. Browder

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

233

JAN 16 2004

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 2,803.50  
Skagit Co. Treasurer  
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Richard F.S. Browder and Penelope A. Browder 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/his/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 9, 2004

[Signature]  
Notary Public in and for the State of Washington  
Residing at [Signature]  
My appointment expires: 10/01/06



EXCEPTIONS:

- A. Restrictive covenants imposed upon said property by instrument dated March 31, 1955, recorded April 7, 1955, under Auditor's File No. 515877, a copy of which is attached hereto and by this reference made a part hereof.
- B. Right to make all necessary slopes for cuts and fills upon the lots, blocks, tracts, etc., shown on the plat in the reasonable original grading of all streets shown thereon. Also the right to drain said streets over and across any lot or lots in the plat where water might take a natural course after the street is graded, as contained in the dedication of the plat.

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Owners and future owners of Lot 32 (now replatted as Lot 6)
Purpose:	Sanitary sewer system
Area Affected:	A strip 6 feet in width, over, across, along and under the Westerly portion of said premises
Recorded:	March 8, 1955
Auditor's No.:	514252



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