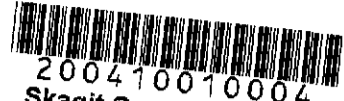


AFTER RECORDING MAIL TO:
Mr. Walter S. Roder
General Delivery
Bellingham, WA 98225



200410010004
Skagit County Auditor

10/1/2004 Page 1 of 2 8:42AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 113616-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Warren Stafford and Jeanne Stafford
Grantee(s): Walter S. Roder
Abbreviated Legal: Lots 73 & 74, Cascade River Park #3
Assessor's Tax Parcel Number(s): 3873-000-073-0000, P63946, 3873-000-074-0009, P63947

THE GRANTOR WARREN E. STAFFORD and JEANNE L. STAFFORD, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to WALTER S. RODER, a single man the following described real estate, situated in the County of Skagit, State of Washington.

Lots 73 And 74, "CASCADE RIVER PARK NO. 3," as per plat recorded in Volume 9 of Plats, pages 22 through 24, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject To: Paragraphs A through D, inclusive, Schedule "B-1" of Land Title Company's Preliminary Commitment for Title Insurance No. 113616-SE, attached hereto and made part hereof

Dated September 17th, 2004

Warren Stafford

Jeanne Stafford

#5352
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 01 2004

STATE OF Washington)
COUNTY OF Lewis) SS:

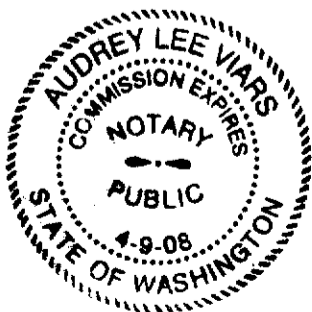
Amount Paid \$ 8900
By Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Warren Stafford and Jeanne Stafford the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be Their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-27-04

Audrey Lee Viars

Notary Public in and for the State of Washington
Residing at Chehalis, WA
My appointment expires: 4-9-08



EXCEPTIONS:

- A. The right granted to the public in the Plat to make all necessary slopes for cuts and fills upon the lots and blocks shown on the Plat in the original reasonable grading of all roads shown thereon. The County or its successors shall have the right to continue to drain all roads and easements over and across any lot or lots where water might take a natural course after the roads are graded.
- B. Restrictions contained in the Plat, but omitting restrictions, if any, based on race, color, religion or national origin, a copy of which is hereto attached and made a part hereof.
- C. Construction and maintenance obligations on the Plat as to the roads shown on the Plat, as hereto attached.
- D. EASEMENT, INCLUDING TERMS & CONDITIONS THEREOF:

Disclosed By:	Plat of said addition
Purpose:	Utilities and drainage
Area Affected:	Five feet in width parallel with and adjacent to all lot lines

