

AFTER RECORDING MAIL TO:
Mr. and Mrs. Lawrence D. Walker
2794 Dos Rios Drive
San Ramon, CA 94583



200410130106
Skagit County Auditor

10/13/2004 Page 1 of 2 11:13AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A82800

Statutory Warranty Deed

Grantor(s): Gary J. Shanafelt and Christine P. Shanafelt
Grantee(s): Lawrence D. Walker and Lori A. Walker
Assessor's Tax Parcel Number(s): 3816-012-004-0000, P118099

FIRST AMERICAN TITLE CO.

A82800E

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

Lots 2, 3 and 4, Block 12, "FIRST PLAT OF SHIP HARBOR" as per plat recorded in Volume 1 of Plats, page 13, records of Skagit County, Washington;

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

SUBJECT TO Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated: October 6, 2004

Gary J. Shanafelt

Christine P. Shanafelt

STATE OF NEW MEXICO
COUNTY OF SANTA FE } SS:

I certify that I know or have satisfactory evidence that Gary J. Shanafelt and Christine P. Shanafelt, the persons 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.

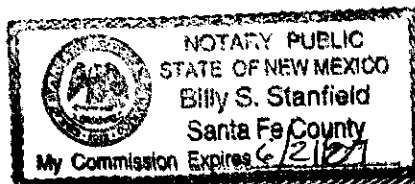
Date: 10-8-04

Notary Public in and for the State of NEW MEXICO
Residing at SANTA FE County
My appointment expires: 6-21-07

#5542
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 13 2004

Amount Paid \$ 5878.45
By Skagit Co. Treasurer Deputy



Exceptions:

A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Jack C. Mace and Live V. Mace, husband and wife
Recorded: March 24, 1994
Auditor's No.: 9403240043
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."

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