

AFTER RECORDING MAIL TO:
Richard A. Shields and Darcilyn Kay Shields
3110 West 3rd Place
Anacortes, WA 98221



200502010055
Skagit County Auditor

2/1/2005 Page 1 of 2 11:10AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A83569

Statutory Warranty Deed

Grantor(s): Christenson Builders, Inc. FIRST AMERICAN TITLE CO.
Grantee(s): Richard A. Shields and Darcilyn Kay Shields A83569E
Portion Block 506, "NORTHERN PACIFIC ADDITION TO ANACORTES"
Assessor's Tax Parcel Number(s): P114281, 3809-506-018-0000

THE GRANTOR Christenson Builders, Inc., a Washington corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard A. Shields and Darcilyn Kay Shields, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

The East 74.99 feet of the West 224.97 feet of Block 506, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington;

EXCEPT the South 34 feet thereof;

TOGETHER WITH the South 34 feet of West 3rd Street vacated under Ordinance No. 2417 as would attach by the operation of law.

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

Dated January 21, 2005

Christenson Builders, Inc.

By: Eric T. Christenson, President

498
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 01 2005

Amount Paid \$ 7793.00
Skagit Co. Treasurer
By Deputy

State of Washington)
County of SKAGIT) SS:

I certify that I know or have satisfactory evidence Eric T. Christenson the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is President of Christenson Builders, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 1-31-05

Vicki L. Hoffman

Notary Public in and for the State of Washington
Residing at ANACORTES
My appointment expires: 10-8-05

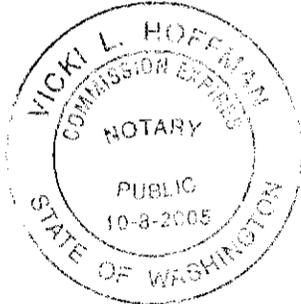


EXHIBIT A

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 24, 1954
Auditor's No.: 509693
Executed By: Park Estates Development Co., a limited partnership, by
Great Western Investment Co. Inc., General Partner, by
Albert Balch, Pres.

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: February 11, 1999
Recorded: February 12, 1999
Auditor's No: 9902120076
Executed by: Branko Jurkovich and Maria I. Jurkovich, husband
and wife; and Paolo V. Jurkovich and Christie E.
Jurkovich, husband and wife

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: February 16, 1999
Auditor's No: 9902160229

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and conveyed to the City of Anacortes, Puget Sound Power & Light Company, GTE Telephone Company, Cascade Natural Gas Company, and TCI Cable Television Company and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines adjacent to West 3rd Place in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated. In addition a 20' storm sewer and sanitary sewer easement on the East 20' of lot 18 of Block 506 is hereby reserved and conveyed to the City of Anacortes in which to construct, operate, maintain, repair, replace and enlarge the storm and sanitary sewer to service properties to the South together with the right to enter upon the lots and spaces at all time for the purposes herein stated. Also a 20' drainage easement on the North 20' of all of block 506 adjacent to the 3rd street right-of-way is hereby reserved and conveyed to the City of Anacortes in which to construct, operate, maintain, repair, replace and enlarge the storm drainage swale and pond with the right to enter upon the lots and space at all times for the purposes herein stated.
2. Utility easement affecting 10 feet adjacent to W. 3rd Place.
3. Drainage easement affecting the North 20 feet.



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