When recorded return to:
Victor M. Childs, II, Sandra R. Childs and Shawn G. Mitcham
2301 25th Street
Anacortes, WA 98221

201208170066
Skagit County Auditor
8/17/2012 Page 1 of 2 1:29PM

Recorded at the request of:

File Number: A103710

Statutory Warranty Deed

A103710-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Diana M. Childs, an unmarried woman for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Victor M. Childs, II, a single man and Sandra Childs, a single woman, and Shawn Mitcham, a single man, as joint tenants with rights of survivorship** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:
Tract 5, "THE PLAT OF BROOKFIELD PARK, ANACORTES, WASHINGTON"

Tax Parcel Number(s): **P56986, 3778-000-005-0009**

Tract 5, "THE PLAT OF BROOKFIELD PARK, ANACORTES, WASHINGTON", as per plat recorded in Volume 7 of Plats, page 26, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto.

The grantees, by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as community property or as tenants in common.

Victor M Childs II
Victor M. Childs, II

Sandra R Childs
Sandra R. Childs

Shawn G Mitcham
Shawn G. Mitcham

Dated **6/05/2012**

Diana M. Childs
Diana M. Childs

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20122512
AUG 17 2012
Amount Paid $ 2301.20
Skagit Co. Treasurer
By MG Deputy

STATE OF Arizona }
COUNTY OF Mohave } SS:

I certify that I know or have satisfactory evidence that Diana M. Childs, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6/7/2012

ERIC JUDD
Notary Public - Arizona
Mohave County
My Comm. Expires Sep 9, 2015

Printed Name: Eric Judd
Notary Public in and for the State of Arizona
Residing at US Bank, Kingman Az
My appointment expires: 9/9/2015

UNOFFICIAL DOCUMENT

UNOFFICIAL DOCUMENT

EXHIBIT A

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name:	Brookfield Park
Recorded:	November 15, 1954
Auditor's No:	509193

Said matters include but are not limited to the following:

1. "...dedicate to the public for the use on the public forever all streets and roads shown hereon and the use thereof for any and all public purposes and dedicate to the City of Anacortes all easements as shown hereon."

2. "... the right to make all necessary slopes for cuts and fills in the original reasonable grading of all roads and streets shown hereon."

3. Water easement affecting the Easterly 10 feet of Lots 7 and 10 and the Westerly 10 feet of Lots 11 and

4. Sewer easement affecting the Easterly 10 feet of Lots 12 and 6 and the Westerly 10 feet of Lots 13 and

5. Drainage easement affecting the Southerly 10 feet of Lot 5 and the Northerly 10 feet of Lot 4.

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND IN DECLARATION OF PROTECTIVE RESTRICTIONS.

Declaration Dated:	November 10, 1954
Recorded:	November 15, 1954
Auditor's No.:	509194
Executed By:	Linton Construction Co., Inc.

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

Recorded:	November 6, 1996
Auditor's No.:	9611060063
Affects:	Southeast corner of subject property