

When recorded return to:

Edward Alan Akers and Tresa Gay Akers  
POB 1806  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-1115  
Mar 26 2020  
Amount Paid \$6565.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**STATUTORY WARRANTY DEED**    GNW 20-4582

Guardian NW Title 20-4582-KS

THE GRANTOR(S) Heirs and Devisees of Catherine T. Mers, deceased,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Edward Alan Akers and Tresa Gay Akers, husband and wife

the following described real estate, situated in the County Skagit, State of Washington:

Lot 25, "PLAT OF BROOKFIELD PARK, ANACORTES, WASHINGTON", as per plat recorded in Volume 7 of  
Plats, page 26, records of Skagit County, Washington; EXCEPT the Westerly 2 feet thereof.

Abbreviated legal description:

Lot 25, PLAT OF BROOKFIELD PARK

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

Tax Parcel Number(s): P57008 & 3778-000-025-0005

Statutory Warranty Deed  
LPB 10-05

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Dated: March 24, 2020

The Estate of Catherine T. Mers

By: Catherine Mers Personal Representative  
Catherine Mers, Personal Representative

STATE OF WASHINGTON  
COUNTY OF SKAGIT

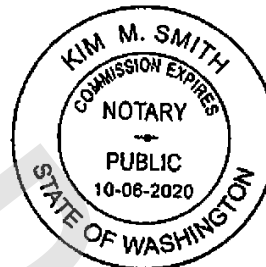
I certify that I know or have satisfactory evidence Catherine Mers is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated she is authorized to execute this instrument and is the Personal Representative of the Estate of Catherine T. Mers, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 24 day of March, 2020

Kim M. Smith  
Signature

Notary  
Title

My appointment expires: 10-6-2020



**EXHIBIT A**

20-4582-KS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. 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

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act,

Statutory Warranty Deed  
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Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

**11. 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.