

AFTER RECORDING MAIL TO:
Peter Charles McGowan
9609 Montgomery Drive
Bethesda, MD 20814

200109110100
Skagit County Auditor
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200108100319
Skagit County Auditor
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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: PA-97938-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Edward H. Hawkings, Christine Hawkings
Grantee(s): Peter Charles McGowan, Elizabeth Rogers McGowan
Abbreviated Legal: Lot 26, CRANBERRY HEIGHTS PHASE #2
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): P113567/4717-000-026-0000

THE GRANTOR EDWARD H. HAWKINGS and CHRISTINE HAWKINGS, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to PETER CHARLES MCGOWAN and ELIZABETH ROGERS MCGOWAN, *
the following described real estate, situated in the County of SKAGIT, State of Washington:
** husband and wife

See Attached Exhibit A

See Attached Exhibit B

Dated this 10th day of August, 2001

By Edward H. Hawkings
Edward H. Hawkings

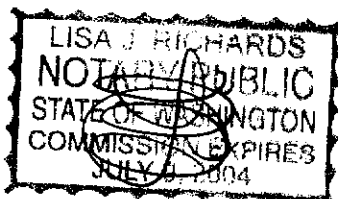
By Christine Hawkings
Christine Hawkings

STATE OF _____ }
County of _____ } SS:

I certify that I know or have satisfactory evidence that Edward H. Hawkings and Christine Hawkings

_____ the person _____ who appeared before me, and said person _____ acknowledged that _____
signed this instrument and acknowledge it to be _____ free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated: August 9, 2001



Lisa J. Richards
Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: 7-9-04

Exhibit A

Those portions of the Plat of "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, as follows:

Beginning at the Northwesterly corner of Lot 22, Block 1118 of said Plat; thence South 20 degrees 38'00" East along the West line of said Block 1118 and its projection, a distance of 266 feet to the center of 10th Street; thence North 69 degrees 22'00" East along the center of 10th Street, a distance of 720 feet to the center of Kansas Avenue; thence North 20 degrees 38'00" West along the center of Kansas Avenue, a distance of 506.33 feet; thence South 69 degrees 22'00" West, a distance of 40 feet to a point on the east line of Lot 1 of Block 1116, which is 54.33 feet Northerly of the Southeast corner of said Lot 1; thence Southerly along a curve to the right having a radius of 176 feet, an arc length of 20.38 feet and a central angle of 6 degrees 38'00"; thence South 69 degrees 22'00" West, a distance of 98.82 feet to a point on the West line of Lot 3 of Block 1116, which is 34 feet from the Southwest corner thereof; thence South 20 degrees 38'00" East, a distance of 50 feet; thence South 69 degrees 22'00" West, a distance of 280 feet; thence South 20 degrees 38'00" East, a distance of 110 feet; thence South 60 degrees 22'00" West, a distance of 170 feet; thence South 44 degrees 35'30" West, a distance of 143.18 feet to the point of beginning of this description.

Situate in the City of Anacortes, County of Skagit, State of Washington.

AMENDED TO CORRECT LEGAL DESCRIPTION:

Lot 26, "CRANBERRY HEIGHTS PHASE II," as per plat recorded in Volume 17 of Plats, pages 10 and 11, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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Exhibit B

SUBJECT TO: Dedication as shown on the face of the Plat; Utility Easement as shown on the face of the Plat; Notes as shown on the face of the Plat; Drainage/Utility Easement delineated on the face of said Plat; Covenants, conditions and restrictions contained in Declaration dated July 10, 1998, recorded July 10, 1998, under Auditor's File No. 9807100107.



200109110100

, Skagit County Auditor