

When recorded return to:
Michael C. Blanton and Dawn Fischer-Blanton
3711 W. 8th Street
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A107523



201405280080

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\$74.00

Statutory Warranty Deed

A107523-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Eric J. Dixon and Milagros H. Dixon, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael C. Blanton and Dawn Fischer-Blanton, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Portion of Block 1115 Northern Pacific Addn. aka Lot 2 Cranberry Heights

Tax Parcel Number(s): P108708, 3809-115-002-0000

Lot 2 of Survey of "CRANBERRY HEIGHTS, PHASE I," as per plat recorded in Volume 18 of Surveys, pages 26 and 27, records of Skagit County, Washington, being a portion of Blocks 1114 through 1117, inclusive, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, pages 9 through 11, inclusive, 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

Dated 5/13/2014

Eric J. Dixon

Milagros H. Dixon

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20141807
MAY 28 2014

Amount Paid \$ 5879.⁰⁰
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Eric J. Dixon and Milagros H. Dixon, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5.14.14

Printed Name: Leanne M. Brock

Notary Public in and for the State of Washington
Residing at Seattle Washington
My appointment expires: 01-28-2018

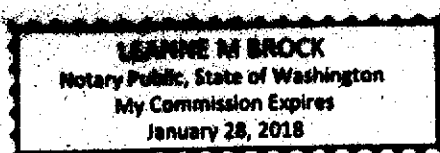


EXHIBIT A

EXCEPTIONS:

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, President

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: March 30, 1995
Auditor's No.: April 11, 1995
Purpose: 9504110031
Area Affected: Street and 10 foot wide strip adjoining road

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

Recorded: February 5, 1996
Auditor's No.: February 15, 1996
Executed By: 9602150082
Executed By: Edward H. Hawkings et al.

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

Recorded: February 15, 1996
Auditor's No.: 9602150083

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Rock Ridge L.L.C., a Washington Limited Liability
Company
And: Edward Hawkings
Dated: April 24, 1997
Recorded: April 25, 1997
Auditor's No.: 9704250157
Regarding: Development Agreement



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F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: January 3, 2002
Auditor's No. 200201030102
Regarding: Alley vacation

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.



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