

When recorded return to:
Dwight H. Ueda and Nancy M. Matthews
172 Fieldpoint Road 3
Greenwich, CT 06830

Recorded at the request of:
Guardian Northwest Title
File Number: A107891



201407310101
Skagit County Auditor \$73.00
7/31/2014 Page 1 of 2 3:48PM

Statutory Warranty Deed

A107891-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Nelson H. Stewart, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dwight H. Ueda and Nancy M. Matthews, a married couple the following described real estate, situated in the County of Skagit, State of Washington

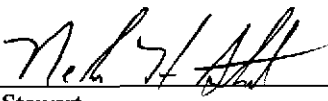
Abbreviated Legal:
Lot 28, Cranberry Heights Phase II

Tax Parcel Number(s): P113569, 4717-000-028-0000


Lot 28, "CRANBERRY HEIGHTS PHASE II" as per plat recorded in Volume 17 of Plats, pages 10 and 11, 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 7/17/2014


Nelson H. Stewart

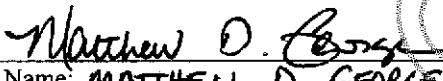
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20142770
JUL 31 2014

Amount Paid \$9,278.⁸⁰
Skagit Co. Treasurer
By  Deputy

STATE OF Virginia }
COUNTY OF FAIRFAX } SS:

I certify that I know or have satisfactory evidence that Nelson H. Stewart, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7/23/2014


Printed Name: MATTHEW D. GEORGE
Notary Public in and for the State of Virginia
Residing at FAIRFAX, VIRGINIA
My appointment expires: 6/30/2016

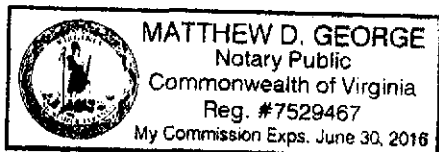


EXHIBIT A

EXCEPTIONS:

A. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

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

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

Plat/Subdivision Name: Cranberry Heights Phase II
Recorded: July 10, 1998
Auditor's No: 9807100106

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

Dated: July 10, 1998
Recorded: July 21, 1998
Auditor's No: 9807210086
Executed by: Edward H. Hawkings and Christine Hawkings,
husband and wife

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9807100107.



201407310101

Skagit County Auditor

7/31/2014 Page

2 of

2

\$73.00

3:48PM