

When recorded return to:
Quoc Anh Ngo and Thuy Thi Thanh Nguyen
2118 28th Street
Anacortes, WA 98221



201412260105

Skagit County Auditor \$73.00
12/26/2014 Page 1 of 2 3:31PM

Recorded at the request of:
Guardian Northwest Title
File Number: A108508

Statutory Warranty Deed

A108508-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Fredrick A. Bowdy and Susan P. Bowdy, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Quoc Anh Ngo and Thuy Thi Thanh Nguyen, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lots 7, 8 and a Ptn. of Lot 9, Block 179, Anacortes

Tax Parcel Number(s): P99301, 3772-179-009-0000

Lot 7, 8, 9, Block 179, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, 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 12/18/2014

Fredrick A. Bowdy

Susan P. Bowdy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20144932
DEC 26 2014

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 5,165.22
Skagit Co. Treasurer
By Mam Deputy

I certify that I know or have satisfactory evidence that Fredrick A. Bowdy and Susan P. Bowdy, 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: 12-26-14

Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, WA
My appointment expires: 10/08/2017

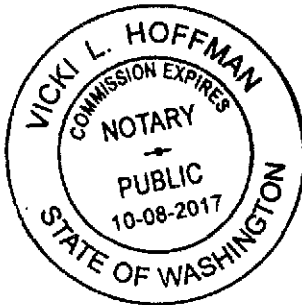


EXHIBIT A

EXCEPTIONS.

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes
And: MTS Investments
Dated: July 1, 2001
Recorded: May 13, 2003
Auditor's No.: 200305130001
Regarding: Sewer improvement costs

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: May 6, 2004
Auditor's No.: 200405060139



201412260105