

When recorded return to:
Scheree N. Dowdy and Matthew R. Dowdy
2919 B Avenue
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A108654C



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\$74.00

Statutory Warranty Deed

THE GRANTORS Thomas E. Cavanaugh and Leona M. Cavanaugh, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Scheree N. Dowdy and Matthew R. Dowdy, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 19, 20 & Ptn. of 18, Block 2, Kellogg & Ford's Addn. to Anacortes

A108654
GUARDIAN NORTHWEST TITLE CO.

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P57690, 3800-002-020-0107

Dated 1/29/2015

Thomas E. Cavanaugh

Leona M. Cavanaugh

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015392

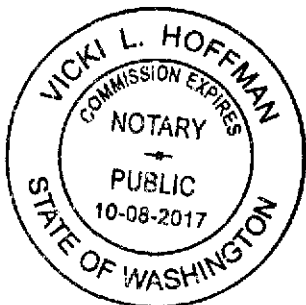
FEB 09 2015

Amount Paid \$5,078.⁰⁰
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Thomas E. Cavanaugh and Leona M. Cavanaugh, 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: 2-4-15



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

Legal Description

Lots 19, 20 and the West 1/2 of Lot 18, Block 2, "KELLOGG AND FORD'S ADDITION TO ANACORTES" according to the plat thereof recorded in Volume 1 of Plats, page 41, records of Skagit County, Washington, (being known as Lot 5, Block 2, of Survey recorded in Volume 2 of Surveys, page 90, under Auditor's File No. 877715, records of Skagit County, Washington).

LPB 10-05(11)
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EXHIBIT B

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Meadow Vista, a partnership
And: City of Anacortes, a municipal corporation
Dated: April 18, 1977
Recorded: August 5, 1977
Auditor's No.: 862088
Regarding: Property use and development

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

Recorded: April 6, 1978
Auditor's No.: 876937
Executed By: Meadow Vista, a partnership

C. 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: April 18, 1978
Auditor's No.: 877715



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\$74.00