

When recorded return to:

Peter K. Dow and Tiffany A. Dow

1342 Western Drive

Oak Harbor, WA 98277

18039 Moore's Garden Rd
Mount Vernon WA 98273



201505260105

Skagit County Auditor

\$74.00

5/26/2015 Page

1 of

3 1:53PM

Recorded at the request of:

Guardian Northwest Title

File Number: 109241

Statutory Warranty Deed

109241-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Ruby Cleave, as her separate estate and William J. Cleave, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Peter K. Dow and Tiffany A. Dow, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lot 13, and all Lot 14, Moores' Garden Plat

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): P67549, 3958-000-014-0018

Dated May 22, 2015

William Cleave

Ruby Cleave

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151878
MAY 26 2015

STATE OF Washington

COUNTY OF Skagit

SS:

Amount Paid \$ 4,422.⁵⁸

Skagit Co. Treasurer

By man Deputy

I certify that I know or have satisfactory evidence that William Cleave and Ruby Cleave, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5-22-15

Printed Name: Katie Hickok

Notary Public in and for the State of

Washington

Residing at Mount Vernon

My appointment expires: 1/07/2019



EXHIBIT A

PARCEL "A":

Lot 13, EXCEPT the Northeasterly 60 feet thereof, and Lot 14, "MOORES' GARDEN PLAT", as per plat recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington.

PARCEL "B":

That portion of the following described tract of land lying Northwesterly of the Plat of "MOORES' GARDEN PLAT", as per plat recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington, and Southwesterly of the Northwesterly line of Parcel "A" above, extended Northwesterly.

That portion of Lot 1 and the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19 and all of Lots 4 and 5 of Section 18, all in Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 828.3 feet South of the Northwest corner of Section 19; running thence South along the Westerly line of said Section 19, 289.7 feet; thence North $54^{\circ}08'$ East 2,190 feet, more or less, to the Skagit River; thence Westerly along the said Skagit River, 418.2 feet, more or less, to the most Easterly corner of a tract known as the Peter McKinnon Tract; thence Southwesterly along the Southeasterly line of said McKinnon Tract to the point of beginning.

Exhibit B

EXCEPTIONS:

A. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN SAID PLAT AND DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT:

Declaration Dated: June 30, 1954
Recorded: July 23, 1954
Auditor's No.: 504323
Executed By: H. Clair Moores and Lois Moores, husband and wife and
C.W. Vaux and Florence B. Vaux, husband and wife and
Ralph Rohweder and June Rohweder, husband and wife

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: Moores' Garden Plat
Recorded: April 14, 1953
Auditor's No.: 487077