

When recorded return to:
Eric A. Bowen and Kelli J. Bowen
3603 West 4th Street
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: 109918



Skagit County Auditor
9/22/2015 Page

1 of

2 2:34PM

\$73.00

Statutory Warranty Deed

109418-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Keith T. McMahon and Cheryl A. McMahon, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Eric Bowen and Kelli Bowen, a ~~married couple~~ the following described real estate, situated in the County of Skagit, State of Washington Husband and wife.

Abbreviated Legal:

Ptn. Lots 4 - 6, Block 1107, Northern Pacific Addn. (aka Lot 2 Survey)

Tax Parcel Number(s): P100042, 3809-107-006-0100

The Westerly 70 feet of the Easterly 185 feet, as measured along the Northerly line of Block 1107, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, Page 9, records of Skagit County, Washington. (Also known. as Lot 2 of Survey recorded in Volume 11 of Surveys, Page 168 and 169 under Auditor's File No. 9109090003.)

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 9/21/15

Keith T. McMahon

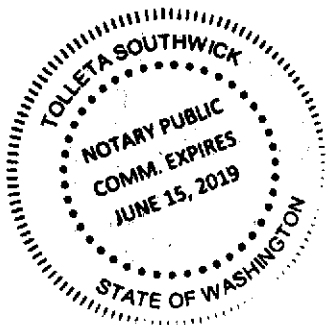
Cheryl A. McMahon

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Keith T. McMahon and Cheryl A. McMahon, 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: 9/21/15

Printed Name: Katie Hickok Tollefa Southwick
Notary Public in and for the State of Washington
Residing at MV
My appointment expires: 10/7/2019 01/19/19



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 3845
SEP 22 2015

Amount Paid \$5612.00
Skagit Co Treasurer
HB

Exhibit A

EXCEPTIONS:

A. 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: Plat of Northern Pacific Addition to Anacortes
Recorded: March 4, 1891
Auditor's No.: Volume 2 of Plats, Page 9

B. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, 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

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

Dated: January 27, 1992
Recorded: April 8, 1992
Auditor's No.: 9204080067
Executed By: Wilmoor Development Corporation, a
Washington Corporation

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

Dated: August 27, 1991
Recorded: August 28, 1991
Auditor's No.: 9108280100
Executed By: Wilmoor Development Corporation, a
Washington Corporation

E. 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: September 9, 1991
Auditor's No.: 9109090003