

When recorded return to:
Douglas A. B. Sowdon and Betsy J. Carroll
4700 Anaco Beach Road
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A110683



201602040019

Skagit County Auditor

\$74.00

2/4/2016 Page

1 of

2 10:28AM

Statutory Warranty Deed

A110683

GUARDIAN NORTHWEST TITLE CO

THE GRANTORS James L. Guard and Mary B. Guard, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Douglas A. B. Sowdon and Betsy J. Carroll, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 1 - 3, Block 92, Anacortes

Tax Parcel Number(s): P55555, 3772-092-003-0004

Lots 1, 2 and 3, Block 92, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of 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 1/28/2016

James L. Guard
James L. Guard

Mary B. Guard
Mary B. Guard

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 361
FEB 04 2016

Amount Paid \$ 4366.00

Skagit Co. Treasurer

By man Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James L. Guard and Mary B. Guard, 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: January 29 2016

Desiree Ann D. Nabong
Notary Public in and for the State of Washington
Residing at P.O. Box 725 Friday Harbor, WA 98250
My appointment expires: March 20, 2019

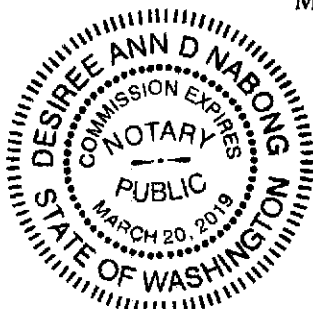


EXHIBIT A

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:	Map of the City of Anacortes
Recorded:	May 27, 1893
Auditor's No.:	Volume 2 of Plats Page 4