

When recorded return to:
Bird Dog Investments, LLC
4401 Anaco Beach Place
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A112079



201608150087

Skagit County Auditor
8/15/2016 Page

1 of 2 1:37PM

\$74.00

Statutory Warranty Deed

A112079
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Catherine Ryder, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bird Dog Investments, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 1-3, Block 5, Bowman's C.S.H.W.F. to Anacortes

Tax Parcel Number(s): P56779, 3776-005-003-0002

Lots 1, 2 and 3, Block 5, "BOWMAN'S CENTRAL SHIP HARBOR WATER FRONT PLAT OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat recorded in Volume 2 of Plats, page 33, 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 8/08/2016


Catherine Ryder

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20163548
AUG 15 2016

Amount Paid \$ 4,116.80
Skagit Co. Treasurer
By man Deputy

STATE OF Missouri
COUNTY OF Laclede SS:

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

Date: 8-9-16



VANESSA L. RUBLE
My Commission Expires
February 24, 2018
Laclede County
Commission #14437086

Vanessa L. Ruble
Printed Name:
Notary Public in and for the State of Missouri
Residing at 741.5 Jefferson, Lebanon, mo
My appointment expires: 2-24-18

Order No:

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:	Bowman's Central Ship Harbor Water Front Plat
Recorded:	January 16, 1890
Auditor's No.:	Vol. 2 of Plats page 33