



Skagit County Auditor \$74.00
9/7/2016 Page 1 of 2 10:10AM

When recorded return to:

Robert H. McCoy and Kyra D. McCoy
16510 76th Avenue West
Edmonds, WA 98026

STATUTORY WARRANTY DEED 109186
GUARDIAN NORTHWEST TITLE CO.

Escrow No.: 151166B
Title Order No.: 109186

THE GRANTOR(S)

Bob I. Legg, a single man

for and in consideration of ten dollars and other good and valuable consideration in hand paid, conveys, and warrants to

Robert H. McCoy and Kyra D. McCoy, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 150, Block 1, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3, according to the plat thereof, recorded in Volume 6 of Plats, pages 25 through 31, inclusive, records of Skagit County, Washington.

Tax Parcel Number(s): P66923, 3939-001-150-0066

Subject to those matters set forth in Exhibit 'A'

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this Deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$300,000.00 until 90 days from the date of this Deed. These restrictions shall run with the land and are not personal to the Grantee.

Dated: 9/1/16

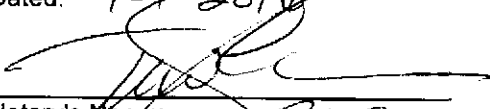

Bob I. Legg

STATE OF Washington

COUNTY OF Snohomish) ss.


I certify that I know or have satisfactory evidence that Bob I. Legg is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-1-2016


Notary's Name: Tim S. Kane
Notary Public in and for the State of Washington
residing at Snohomish
My Commission Expires: 7-25-2020

20163982
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 07 2016

Amount Paid \$ 4455.00
By  Deputy

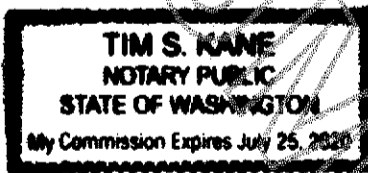


Exhibit "A"

Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

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:	Lake Cavanaugh Subdivision, Division 3
Recorded:	July 19, 1948
Auditor's No.:	420716