

AFTER RECORDING MAIL TO:  
Gerald M. Patterson and Janet Boyd Patterson  
3813 West 2nd  
Anacortes, WA 98221



201702170058

Skagit County Auditor

\$75.00

2/17/2017 Page

1 of

3 10:37AM

GUARDIAN NORTHWEST TITLE CO.

Filed for Record at Request of: **WFG National Title Company of Washington, LLC**  
Escrow Number: 17-73210

### Statutory Warranty Deed

Grantor(s): John W. McCauley and Jane F. McCauley, husband and wife  
Grantee(s): Gerald M. Patterson and Janet Boyd Patterson, a married couple  
Abbreviated Legal: Ptn. Lots 6-8, Block 1304, Northern Pacific Add (aka Lot A Survey  
200511010118)

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): P124359, 3809-304-008-0100

THE GRANTOR **John W. McCauley and Jane F. McCauley, husband and wife**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Gerald M. Patterson and Janet Boyd Patterson, a married couple**, the following described real estate, situated in the County of Skagit, State of Washington:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

GRANTOR ACKNOWLEDGES THAT TITLE TO THE PROPERTY IS MARKETABLE AT THE TIME OF THIS CONVEYANCE. THE FOLLOWING SHALL NOT CAUSE THE TITLE TO BE UNMARKETABLE: RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS, PRESENTLY OF RECORD AND GENERAL TO THE AREA; EASEMENTS AND ENCROACHMENTS, NOT MATERIALLY AFFECTING THE VALUE OF OR UNDULY INTERFERING WITH GRANTEE'S REASONABLE USE OF THE PROPERTY; AND RESERVED OIL AND/OR MINING RIGHTS.

Dated: February 10, 2017

John W. McCauley

Jane F. McCauley

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017640  
FEB 17 2017

Amount Paid \$ 10,684.11  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATE OF Washington

SS.

County of Skagit

I certify that I know or have satisfactory evidence that John W. McCauley and Jane F. McCauley is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 13th day of February, 2017

*[Signature]*  
Notary Public in and for the State of WASHINGTON  
Residing at: Whitman  
My appointment expires: 07/01/2020

ROBERT S DILLARD  
Notary Public  
State of Washington  
My Commission Expires  
July 01, 2020

That this affidavit is made for the purpose of inducing , and its underwriter, to insure the title to said property without exception, to possible claims of mechanics, material men and laborer, and to rights of any person in possession who might have a claim adverse to the rights of said owner and that Affiant(s), Gerald M. Patterson and Janet Boyd Patterson, hereby expressly agrees to indemnify and save harmless , and its underwriter from any and all loss arising from claims for labor or material furnished and for rights of any person in possession who is not listed herein.

Dated this 3 day of February, 2017.

John W. McCauley  
John W. McCauley

Jane F. McCauley  
Jane F. McCauley

Subscribed and sworn to before me this 13<sup>th</sup> day of February, 2017.

Robert S. Dillard  
Notary Public in and for the State of WASHINGTON  
Residing at: Whatcom Co  
My appointment expires: 07/01/2020

ROBERT S DILLARD  
Notary Public  
State of Washington  
My Commission Expires  
July 01, 2020

**EXHIBIT A**  
**Schedule "C"**  
**Legal Description**

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lots 6, 7 and the Easterly half of Lot 8, Block 1304, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington; (Also known as Lot "A" of that certain Survey recorded November 1, 2005, under Auditor's File No. 200511010118, records of Skagit County, Washington).

Situate in the City of Anacortes, County of Skagit, State of Washington.