

AFTER RECORDING MAIL TO:

Daniel and Alison Anderson
9022 3rd Avenue NW
Seattle, WA 98117

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3352
Aug 27 2020
Amount Paid \$9429.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-173114-OE

Statutory Warranty Deed

THE GRANTORS ERIC C. HALL and SUSAN S. KENNEDY, a married couple for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **DANIEL PRICE ANDERSON and ALISON BRAUN ANDERSON, a married couple** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:

Lot 34, Blk 6, Lake Cavanaugh Subd, Div. No. 1 & Lot 1 & Ptn Lot 2, Cavanawood Subd No. 1.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s):

3875-000-001-0203, P64022, 3937-006-034-0009, P66477

Subject to the covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment, Order No. 01-173114-OE.

Dated August 20, 2020

Eric C. Hall
Eric C. Hall

Susan S. Kennedy
Susan S. Kennedy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Eric C. Hall and Susan S. Kennedy** are the person(s) 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.

Dated: 8/21/2020

Brandi N. Dellinger
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: Nov. 15th, 2022



EXHIBIT A

Lot 34, Block 6, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1," as per plat recorded in Volume 5 of Plats, pages 37 through 43, inclusive, records of Skagit County, Washington.

TOGETHER WITH Lots 1 and 2, "PLAT OF CAVANAWOOD SUBDIVISION NO. 1," as per plat recorded in Volume 6 of Plats, page 33, records of Skagit County, Washington.

EXCEPT any portion lying East of that 'adjusted boundary line' as established by Skagit County Superior Court Stipulation and Agreed Decree Adjusting Boundary, No. 01-2-00131-3, filed June 3, 2002, said adjusted boundary line more fully described as follows:

Beginning at a point along the North line of said Lot 2, 7 feet East of the Northwest corner of said Lot 2; thence Southerly to a point along the South line of Lot 1, of said "PLAT OF CAVANAWOOD SUBDIVISION NO. 1," said point lying 3 ½ feet West of the Southwest corner of said Lot 2, as measured along the South boundary line of said Lot 1, being the terminal point of the described line.

Situate in the County of Skagit, State of Washington.