```
Analysis of Variance Table

Response: y
          Df  Sum Sq Mean Sq F value Pr(>F)
x1         1  1.3456  1.3456  12.463 0.00123 **
x2         2  0.7621  0.3811   3.527 0.03812 *
Residuals 36  3.5584  0.0988

Signif. codes: 0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
```