

When recorded return to:
Robert W. Braatz and Caroline A. Braatz
P.O. Box 2210
Anacortes, WA 98221



201110260015
Skagit County Auditor

10/26/2011 Page 1 of 2 10:43AM

Recorded at the request of:

File Number: A102548

Statutory Warranty Deed

A 102548-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Philip E. Teas and Donna D. Teas, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert W. Braatz and Caroline A. Braatz, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 27, "THE ORCHARDS P.U.D"

Tax Parcel Number(s): P124010, 4882-000-027-0000

Lot 27, "THE ORCHARDS P.U.D.", according to the plat thereof recorded January 19, 2006, under Auditor's File No. 200601190126, 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 10/11/2011

Philip E. Teas

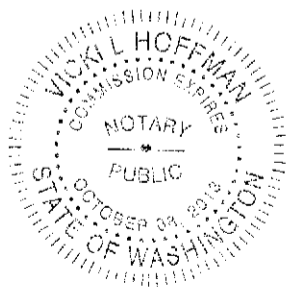
Donna D. Teas

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Philip E. Teas and Donna D. Teas, the persons 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.

Date: 10-14-11

Printed Name: Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: 10/08/2013



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20113220
OCT 26 2011
Amount Paid \$9065.²⁰
Skagit Co. Treasurer
By *mlm* Deputy

EXHIBIT A

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes
And: 41st Street Waterline Association
Dated: January 11, 1999
Recorded: January 22, 1999
Auditor's No.: 9901220116
Regarding: Latecomers Agreement

B. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: The Orchards P.U.D.
Recorded: January 19, 2006
Auditor's No.: 200601190126

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: January 12, 2006
Recorded: January 19, 2006
Auditor's No.: 200601190127
Executed By: Irving Construction Corporation, a Washington corporation, Richard A. Ballow and Gail G. Ballow, husband and wife, and Conrad C. Levesen and Dianna Levesen, husband and wife

D. Any tax, fee, assessments or charges as may be levied by The Orchards PUD Homeowners Association.



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