



201609020159

Skagit County Auditor

\$74.00

9/2/2016 Page

1 of

2 3:40PM

When recorded return to:
David Skarosi and Lesley Skarosi
4215 Cherry Lane
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A112050

Statutory Warranty Deed

A112050

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Deborah K. Aldridge, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David Skarosi and Lesley Skarosi, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 24, The Orchards P.U.D.

Tax Parcel Number(s): P124007, 4882-000-024-0000

Lot 24, "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 8/31/2016

Deborah K. Aldridge
Deborah K. Aldridge

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 3954

SEP 02 2016

Amount Paid \$ 9621.45

Skagit Co. Treasurer

By Man Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Deborah K. Aldridge, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9-1-16

Vicki L. Hoffman
Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, WA
My appointment expires: 10/08/2017

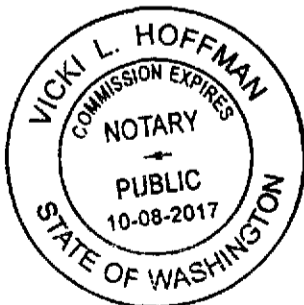


EXHIBIT A

EXCEPTIONS:

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

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

Recorded: 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.