



201009160070

Skagit County Auditor

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When recorded return to:

James Montgomery and Carolyn Leaver Revocable Living Trust
4117 Orchard Avenue
Anacortes, WA 98221

Recorded at the request of:

File Number: A100244

Statutory Warranty Deed

A100244-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Irving Construction Corporation, a Washington corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Carolyn Leaver as Trustee of the James Montgomery and Carolyn Leaver Revocable Living Trust, dated June 13, 2001 the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 40, "THE ORCHARDS P.U.D."

Tax Parcel Number(s): P124023, 4882-000-040-0000

Lot 40, "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 per Exhibit "A" attached hereto

Dated 9/13/2010

Irving Construction Corporation

By: W. Scott Irving, President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2824

SEP 16 2010

Amount Paid \$ 8727.⁰⁰
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that

W. Scott Irving is/are the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated he
is/are authorized to execute the instrument and acknowledge that as the
President of Irving Construction Corporation
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

9-15-10

Vicki L Hoffman

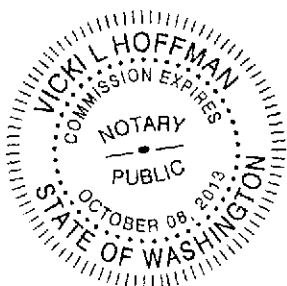
Notary Public in and for the State of WashingtonResiding at Anacortes, WashingtonMy appointment expires: 10/08/2013

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. 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



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