

When recorded return to:
Bruce McDougall and Jill McDougall
6053 E. Euclid Avenue
Centennial, CO 80111



201301300090
Skagit County Auditor

1/30/2013 Page 1 of 2 1:45PM

Recorded at the request of:

File Number: A104355

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

A104355-1

THE GRANTORS Richard Ballow and Gail Ballow, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bruce McDougall and Jill McDougall, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 11, The Orchards PUD

Tax Parcel Number(s): P123994, 4882-000-011-0000

Lot 11, "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, TOGETHER WITH a non-exclusive easement for access/shared driveway and utilities as described and delineated on that certain Shared Driveway Agreement recorded January 14, 2013 as Auditor's File No. 201301140124.

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 1/22/2013

Richard Ballow

Gail Ballow

STATE OF Washington }
COUNTY OF Skagit } SS:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013317
JAN 30 2013

Amount Paid \$ 3883.⁶²
Skagit Co. Treasurer
By Deputy

I certify that I know or have satisfactory evidence that Richard Ballow and Gail Ballow, 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: 1-24-13

Printed Name: Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, WA
My 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

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

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Richard Ballow and Gail Ballow
Dated: January 11, 2013
Recorded: January 14, 2013
Auditor's No.: 201301140124
Regarding: Shared Driveway



201301300090
Skagit County Auditor