

When recorded return to:  
Ben L. Jennings and Linda J. Jennings  
813 22nd Street  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A107825



201408060041

Skagit County Auditor

\$73.00

8/6/2014 Page

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2 3:17PM

### Statutory Warranty Deed

<sup>A107825-1</sup>  
GUARDIAN NORTHWEST TITLE CO.

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 Ben L. Jennings and Linda J. Jennings, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 19, The Orchards PUD

Tax Parcel Number(s): P124002, 4882-000-019-0000

Lot 19, "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 8/04/2014

Richard Ballow

Gail Ballow

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20142836

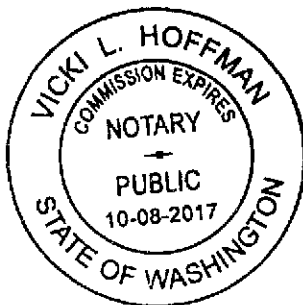
AUG 06 2014

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$2853  
Skagit Co. Treasurer  
By TTS 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: 8-5-14



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

**EXCEPTIONS:**

**EXHIBIT A**

A. 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:

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

B. 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

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



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