

When recorded return to:
Chad Hembree and Sara K. Hembree
1917 Orchard Place
Anacortes, WA 98221



Skagit County Auditor
5/19/2015 Page 1 of 4 1:44PM \$75.00

Recorded at the request of:
Guardian Northwest Title
File Number: A108962

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Zachary F. Simms and Sarah D. Simms, each as a separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Chad Hembree and Sara K. Hembree, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

A108962-1

Abbreviated Legal:
Lot 16 The Orchards PUD

Tax Parcel Number(s): P123999, 4882-006-016-0000

Lot 16, "THE ORCHARDS P.U.D.", as per plat 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 4/30/2015

signed in counterpart
Zachary F. Simms

Sarah D. Simms
Sarah D. Simms

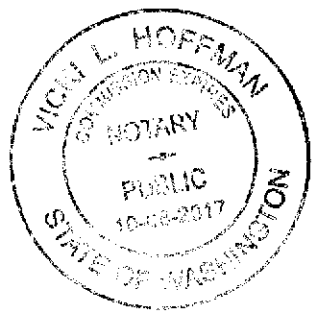
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151782
MAY 19 2015

STATE OF Washington }
COUNTY OF SKAGIT } SS:

Amount Paid \$9,617.⁰⁰
Skagit Co. Treasurer
By mm Deputy

I certify that I know or have satisfactory evidence that Sarah D. Simms, the person 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: 5-15-15



Vicki L. Hoffman
Printed Name: VICKI L. HOFFMAN
Notary Public in and for the State of Washington
Residing at COUPEVILLE
My appointment expires: 10-8-17

When recorded return to:
Chad Hembree and Sara K. Hembree
1917 Orchard Place
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A108962

Statutory Warranty Deed

THE GRANTORS Zachary F. Simms and Sarah D. Simms, each as a separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Chad Hembree and Sara K. Hembree, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

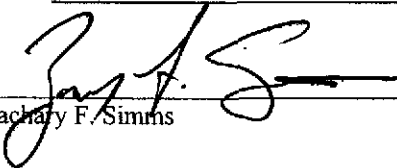
Abbreviated Legal:
Lot 16 The Orchards PUD

Tax Parcel Number(s): P123999, 4882-000-016-0000

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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 4/30/2015



Zachary F. Simms

signed in counterpart

Sarah D. Simms

STATE OF Washington }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Sarah D. Simms, the person 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: _____

Printed Name: _____
Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____

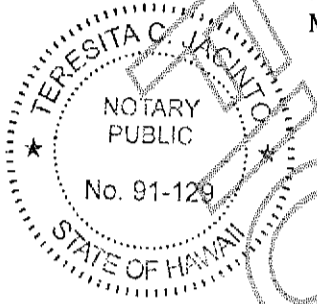
STATE OF Hawaii
COUNTY OF Honolulu } SS:

I certify that I know or have satisfactory evidence that Zachary F. Simms, the person who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5/15/15

Teresita C. Jacinto

Printed Name: Teresita C. Jacinto
Notary Public in and for the State of Hawaii
Residing at Honolulu, HI
My appointment expires: 02/21/2019



Document Date: 4/30/15 # Pages: 2

Notary Name: Teresita C. Jacinto First Circuit

Doc. Description: Statutory Warranty Deed

Teresita C. Jacinto 5/15/15
Notary Signature Date

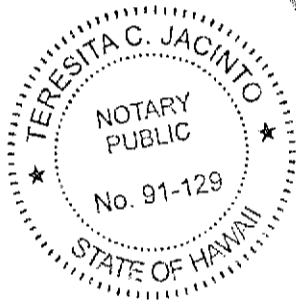


EXHIBIT A

EXCEPTIONS:

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 Dianria Levesen, husband and wife

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