

When recorded return to:

Matthew V. Marusich and Lori C. Marusich
4416 Orchard Avenue
Anacortes, WA 98221



201511230154

Skagit County Auditor

11/23/2015 Page

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2

\$74.00

3:42PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St.
Mount Vernon, WA 98273
Escrow No.: 620025484Z

CHICAGO TITLE

620025484Z

STATUTORY WARRANTY DEED

THE GRANTOR(S) David N. Torres and Theresa T. Torres, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Matthew V. Marusich and Lori C. Marusich, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lots 29, Plat of The Orchards PUD, according to the plat thereof, recorded on January 19, 2006,
under Auditors No. 200601190126, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P124012 / 4882-000-029-0000

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: November 19, 2015

David N. Torres

David N. Torres

Theresa T. Torres

Theresa T. Torres

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20194766
NOV 23 2015

Amount Paid \$10,017.50
By Skagit Co. Treasurer
Deputy

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

David N. Torres and Theresa T. Torres

is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: November 20, 2015

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish Co.
My appointment expires: 9-01-2018

EXHIBIT "A"
Exceptions

1. Agreement, including the terms and conditions thereof; entered into:
By: Richard A. Ballow, et al
And Between: Irving Construction Corp.
Recorded: May 27, 2005
Auditor's No.: 200505270170, records of Skagit County, Washington
Providing: Cost sharing for plat of "The Orchards"
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PLAT OF THE ORCHARDS PUD:

Recording No: 200601190126
3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law:
Recorded: January 19, 2006
Auditor's No(s): 200601190127, records of Skagit County, Washington
Executed By: Irving Construction Corp., et al
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: January 19, 2006
Auditor's No(s): 200601190127, records of Skagit County, Washington
Imposed By: Irving Construction Corp., et al
6. Agreement, including the terms and conditions thereof; entered into:
By: City of Anacortes
And Between: 41st Street Waterline Association
Recorded: January 22, 1999
Auditor's No.: 9901220116, records of Skagit County, Washington
Providing: Latecomers Agreement
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Anacortes.
9. Assessments, if any, levied by The Orchards PUD Owner's Association.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.