

When recorded return to:
LG Anacortes, LLC
504 E. Fairhaven Ave.
Burlington, WA 98233

Recorded at the request of:
Guardian Northwest Title
File Number: A110051



201601220087

Skagit County Auditor
1/22/2016 Page

1 of 2 3:31PM

\$74.00

Statutory Warranty Deed

A110051
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Gail Ballow, individually and as surviving spouse of Richard Ballow for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to LG Anacortes, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 14, 15 and 18, Orchards PUD

Tax Parcel Number(s): P123997, 4882-000-014-0000, P123998, 4882-000-015-0000, P124001, 4882-000-018-0000

Lots 14 and 15, "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.

Lot 18, "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 an easement over Lot 19, for private access and utilities as delineated on the face of said plat.

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 1/08/2016

Gail Ballow

Gail Ballow, individually and as surviving spouse
Of Rich Ballow

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016206

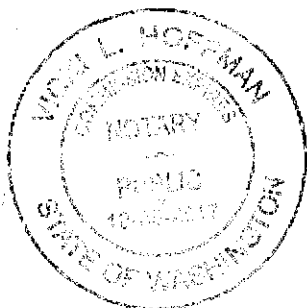
JAN 22 2016

Amount Paid \$139.60
By MC Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Gail Ballow, the persons 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: 1-19-16



Vicki L. Hoffman
Printed Name: Vicki L. Hoffman
Notary Public in and for the State of
Residing at Coupeville, WA

My appointment expires: 10/08/2017

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 Dianna Levesen, husband and wife

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