

When recorded return to:
Brenden Ballard and Courtney Ballard
20795 Carolann Place
Burlington, WA 98233

Recorded at the request of:
Guardian Northwest Title
File Number: 11111



Skagit County Auditor
4/29/2016 Page 1 of 2 3:49PM \$74.00

Statutory Warranty Deed

11111
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Darrin W. Hellem, as his separate estate and Joseph J. Hellem and Susan K. Hellem, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brenden Ballard and Courtney Ballard, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 5, "COUNTRY MEADOWS"

Tax Parcel Number(s): P81071, 4386-000-005-0001

Lot 5, "COUNTRY MEADOWS" as per plat recorded in Volume 12 of Plats, page 33, 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 April 18, 2016

Joseph J. Hellem
Joseph J. Hellem

Susan K. Hellem
Susan K. Hellem

Darrin W. Hellem
Darrin W. Hellem

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161688
APR 29 2016

Amount Paid \$ 4453.22
By Skagit Co. Treasurer
M. M. Deputy

STATE OF Washington
COUNTY OF Yakima } SS:

I certify that I know or have satisfactory evidence that Joseph J. Hellem, Susan K. Hellem and Darrin W. Hellem, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: April 18, 2016

Tamra L. Rance
Printed Name: Tamra L Rance
Notary Public in and for the State of Washington
Residing at Yakima, WA
My appointment expires: 11-14-19

STATE OF WASHINGTON
TAMRA L RANCE
NOTARY PUBLIC
COMMISSION EXPIRES
NOVEMBER 14, 2019

Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 111111
~~6 of 10~~

SCHEDULE "B-1"

EXCEPTIONS:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Underground electric system
In Favor Of: Puget Sound Power & Light Company
Recorded: October 31, 1978
Auditor's No.: 890404
Affects: Short Plat No. 71-78, the front 7 feet of all lots parallel and adjacent to the roads

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: May 4, 1979
Recorded: May 8, 1979
Auditor's No.: 7905080045
Executed By: Country Meadows, by Otto E. Bouma and James L. Nielsen

C. 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: Country Meadows
Recorded: November 21, 1978
Auditor's No.: 891713