

When recorded return to:  
Kiefer Colburn and Kaija Colburn  
12357 Frances Street  
Burlington, WA 98233

Recorded at the request of:  
Guardian Northwest Title  
File Number: 115297



201801250101  
Skagit County Auditor \$75.00  
1/25/2018 Page 1 of 2 1:15PM

Statutory Warranty Deed

115297  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Beverly J. McLeod, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kaija Colburn and Kiefer Colburn, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Tract 1, Wondervue Addition

Tax Parcel Number(s): P70337, 4040-000-001-0003

Tract 1 of WONDERVUE ADDITION, as per plat recorded in Volume 7 of Plats, page 75, records of Skagit County; Situate in the County of Skagit, State of 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 1/22/2018  
Beverly J McLeod  
Beverly J McLeod

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018284  
JAN 25 2018

Amount Paid \$ 4,793.00  
Skagit Co. Treasurer  
By MEM Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Beverly J McLeod, 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: 1/22/2018

Eleanor Romero  
Printed Name: ~~Katie Hickok~~ Eleanor Romero  
Notary Public in and for the State of Washington  
Residing at Mt. Vernon  
My appointment expires: 1/07/2019 6/23/2021



# 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:

Name: Wondervue Addition  
Recorded: July 8, 1957  
Auditor's No.: 553442

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: March 31, 1958  
Recorded: April 23, 1958  
Auditor's No.: 564424  
Executed By: C. E. Magnuson and Frances Magnuson, husband and wife, and James D. Bendtsen and Gretchen Bendtsen, husband and wife, and National Bank of Commerce, Burlington-Edison Branch, by Claude E. Paulsen, Resident Manager