When recorded return to: Kiefer Colburn and Kaija Colburn #2357 Frances Street Burlington, WA 98233



Skagit County Auditor

\$75.00

1/25/2018 Page

2 1:15PM

Recorded at the request of: Guardian Northwest Title File Number: 1 5297

Statutory Warranty Deed

GUARDIAN NORTHWE

THE GRANTOR Beyerly A 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, 4040-009-001-0003

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		
Beneally of mi	Lead	SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISES TO
Beverly J Mcleod		JAN 25 2018
	· Barbarana	Amount Paid \$ 4.793. all Skagit Co. Treasurer 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.

22/2018

Printed Name:

Notary Public in and for the State of

Washington

Residing at Mt. Vernor

My appointment expires: 1/07/2019

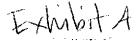
THE BONE THE ENTOR ROMERO NO.

COMM

JUNE 23.

JUNE 23.

> LPB 10-05(i-l) Page 1 of 1



EXCEPTIONS:

ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, EENCE 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

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

Declaration Dated:

Recorded:

March 31, 1958

April 23, 1958

Auditor's No.:

364424

Executed By:

L. 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