



**201809250103**

09/25/2018 03:30 PM Pages: 1 of 2 Fees: \$100.00  
Skagit County Auditor

When recorded return to:  
Tomislav Petar Kolega and Erika Mer  
4418 Orchard Avenue  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A116444

**Statutory Warranty Deed**

*A116444*  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Bruce K. McDanold and Kathleen A. McDanold, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Tomislav Petar Kolega and Erika Mer, both unmarried persons the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 28, The Orchards PUD

Tax Parcel Number(s): P124011, 4882-000-028-0000

Lot 28, "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.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affording 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 9/24/18

Bruce K McDanold

Kathleen A McDanold

*20184269*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 25 2018

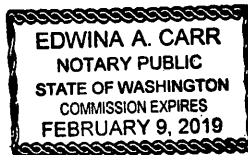
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ *11,005.40*  
By Skagit Co. Treasurer  
Deputy

I certify that I know or have satisfactory evidence that Bruce K McDanold and Kathleen A McDanold, 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: 9-24-18

Printed Name: Edwina A. Carr  
Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 2/9/19



**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.