

**When recorded return to:**

Todd C. Harris and Karen M. Harris  
4408 Orchard Avenue  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2646

Jul 15 2020

Amount Paid \$14502.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620043206

**CHICAGO TITLE**  
*620043206*  
**STATUTORY WARRANTY DEED**

THE GRANTOR(S) KKAR Enterprises, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Todd C. Harris and Karen M. Harris, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 13, THE ORCHARDS P.U.D., AS PER PLAT RECORDED JANUARY 19, 2006, UNDER AUDITOR'S FILE NO. 200601190126, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P123996 / 4882-000-013-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 10, 2020

KKAR Enterprises, LLC

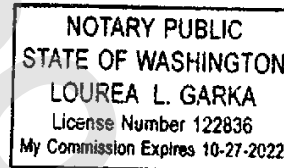
BY: [Signature]  
James H. Grenz  
Class A Members

BY: [Signature]  
W. Kay Grenz  
Class A Members

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that James H. Grenz and W. Kay Grenz are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Class A Members, respectively, of KKAR Enterprises, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 10, 2020  
[Signature]  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Burlington  
My appointment expires: 10/27/2022



**EXHIBIT "A"**  
Exceptions

1. Agreement, including the terms and conditions thereof;  
Between: City of Anacortes and 41st Street Waterline Association  
Recording Date: January 22, 1999  
Recording No.: 9901220116  
Providing: Latecomers Agreement
2. Agreement, including the terms and conditions thereof;  
Between: Irving Construction Corp. and Richard A. Ballow, et al  
Recording Date: May 27, 2005  
Recording No.: 200505270170  
Providing: Cost sharing for plat of "The Orchards"
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PLAT OF THE ORCHARDS PUD:  
Recording No: 200601190126
4. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
Recording Date: January 19, 2006  
Recording No.: 200601190127
5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:  
Imposed by: "The Orchards P.U.D." Owners' Association  
Recording Date: January 19, 2006  
Recording No.: 200601190127
6. Shared Driveway Agreement  
Recording Date: January 14, 2013

**EXHIBIT "A"**  
Exceptions  
(continued)

Recording No.: 201301140124

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by City of Anacortes.
9. City, county or local improvement district assessments, if any.