

When recorded return to:
Donald E. Federspiel and Karen L. Mikolasy
4301 Cherry Ln
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253314

Oct 10 2025

Amount Paid \$17305.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Title No.: 620059887
Escrow No.: 245474589

STATUTORY WARRANTY DEED

THE GRANTOR(S) Irene Graham and Andrew Palunas, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys and warrants to Donald E. Federspiel and Karen L. Mikolasy, a married couple

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

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

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

LT 55, "THE ORCHARDS P.U.D.", REC 200601190126

Tax Parcel Number(s): P124038, 4882-000-055-0000

Subject to:

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

The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands
Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

STATUTORY WARRANTY DEED
(continued)Dated: 10/8/25Irene Graham
Irene GrahamAndrew Palunas
Andrew PalunasState of WACounty of Island Skagit ^{AS}This record was acknowledged before me on 10/8/2025 by Irene Graham and Andrew Palunas.Krystan Stevens
(Signature of notary public)Notary Public in and for the State of WAMy commission expires: 07-28-2027

EXHIBIT "A"
Legal Description

LOT 55, "THE ORCHARDS P.U.D.", ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 19, 2006, UNDER AUDITORS NO. 200601190126, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Agreement, including the terms and conditions thereof; entered into;

By: Richard A. Ballow, et al
And Between: Irving Construction Corp.
Recorded: May 27, 2005
Auditor's No.: 200505270170, records of Skagit County, Washington
Providing: Cost sharing for plat of "The Orchards"

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, 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 THE ORCHARDS P.U.D.:

Recording No: 200601190126

3. 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

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: The Orchards P.U.D. Owners Association
Recording Date: January 19, 2006
Recording No.: 200601190127

5. Agreement, including the terms and conditions thereof; entered into;

By: City of Anacortes, a municipal corporation
And Between: 41st Street Waterline Association
Recorded: January 22, 1999
Auditor's No.: 9901220116, records of Skagit County, Washington
Providing: Latecomers Agreement

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.