

**When recorded return to:**  
John D. Hudson and Denise Vertrees  
342 Klinger Street  
Sedro Woolley, WA 98284



9/10/2012 Page 1 of 4 3:48PM

Filed for record at the request of:



**CHICAGO TITLE  
COMPANY**

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620015647

**CHICAGO TITLE**  
620015647

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Mark P. Francis and Anne M. Francis, Husband and Wife,  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to John D. Hudson and Denise Vertrees, Husband and Wife,  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 19, PLAT OF KLINGER ESTATES, according to the plat thereof recorded May 8, 2006, under Auditor's File No. 200605080213, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P124437, 4891-000-019-0000

Subject to: Covenants, conditions, restrictions, and easements of record as more fully described in Exhibit "A" and Skagit County Right to Farm Ordinance, which are attached hereto and made a part hereof.

Dated: August 31, 2012

\_\_\_\_\_  
Mark P. Francis  
  
\_\_\_\_\_  
Anne M. Francis

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

20122841  
SEP 10 2012

Amount Paid \$ 3298.<sup>00</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

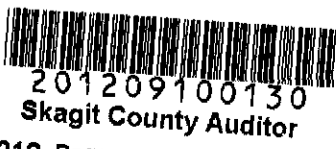
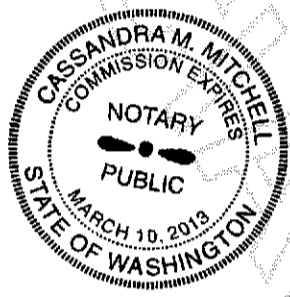
STATUTORY WARRANTY DEED  
(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Mark P. Francis and Anne M. Francis  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 9-4-12

Cassandra M. Mitchell  
Name: Cassandra M. Mitchell  
Notary Public in and for the State of WA  
Residing at: MT Vernon, WA  
My appointment expires: 3-10-13



**EXHIBIT "A"**  
Exceptions

1. 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 KLINGER ESTATES:

Recording No: 200605080213

2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: May 8, 2006

Auditor's No(s): 200605080212, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: July 7, 2006

Auditor's No(s): 200607070003, records of Skagit County, Washington

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: May 2, 2005

Auditor's No(s): 200505020130, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: Electric transmission and/or distribution line, together with necessary appurtenances

4. Memorandum of Easement, including the terms and conditions thereof, granted by instrument(s);

By and between: COMCAST of Washington IV, Inc. and Grandview Inc.

Recorded: July 20, 2006

Auditor's No(s): 200607200064, records of Skagit County, Washington

For: Easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: May 8, 2006

Auditor's No(s): 200605080212, records of Skagit County, Washington

Imposed By: Klinger Estates Owners Association

AMENDED by instrument(s):

Recorded: July 7, 2006

Auditor's No(s): 200607070003, records of Skagit County, Washington

6. With respect to Paragraph F of the General Exceptions, Certificate of City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system:

Recording Date: February 23, 1995 and April 4, 2005

Recording No.: 9502230028 and 200504040073

7. City, county or local improvement district assessments, if any.

8. Assessments, if any, levied by City of Sedro-Woolley.

9. Assessments, if any, levied by Klinger Estates Homeowner's Association.

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year.



**EXHIBIT "A"**  
Exceptions

**SKAGIT COUNTY RIGHT TO FARM ORDINANCE**

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



201209100130  
Skagit County Auditor