

When recorded return to:
Ivana Wood and Perry Wood
20295 Gardner Court
Burlington, WA 98233



Skagit County Auditor \$75.00
10/5/2016 Page 1 of 3 10:18AM

Recorded at the request of:
Guardian Northwest Title
File Number: 112432

Statutory Warranty Deed

112432
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Trisha M. Radich and Travis J. Radich, wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ivana Wood and Perry Wood, wife and husband the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 79, Klinger Estates

Tax Parcel Number(s): P124497, 4891-000-079-0000

Lot 79, PLAT OF KLINGER ESTATES, recorded May 8, 2006 under Auditor's File No. 200605080213, records of Skagit County, 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 10-4-16

Trisha M. Radich
Trisha M. Radich

Travis J. Radich
Travis J. Radich
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 4550
OCT 5 2016

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 3476.⁰⁰
Skagit Co. Treasurer
By HB Deputy

I certify that I know or have satisfactory evidence that Trisha M. Radich and Travis J. Radich, 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 use and purposes mentioned in this instrument.

Date: 10-4-16

Katie Hickok
Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 1/07/2019

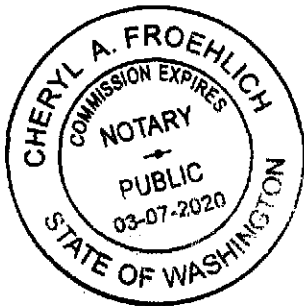


Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. TERMS AND CONDITIONS OF CITY OF SEDRO WOOLLEY ORDINANCE NO. 1481-04:

Recorded: October 13, 2004
Auditor's No.: 200410130026

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: April 20, 2005
Recorded: May 2, 2005
Auditor's No.: 200505020130
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion of subject property

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: May 5, 2006
Recorded: May 8, 2006
Auditor's No.: 200605080212
Executed By: Grandview, Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: July 2006 and August 28, 2008
Recorded: July 7, 2006 and October 28, 2008
Auditor's No.: 200607070003 and 200810280083

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV Inc.
Dated: December 16, 2005
Recorded: July 20, 2006
Auditor's No.: 200607200064
Purpose: Broadband Communication System
Area Affected: Portion of subject property

E. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING
PLAT/SUBDIVISION:

Plat/Subdivision Name: Klinger Estates
Recorded: May 8, 2006
Auditor's No.: 200605080213

F. Any tax, fee, assessments or charges as may be levied by Klinger Estates Homeowners
Association.