

When recorded return to:
Kandace T. Londo
325 Helen Street
Sedro Woolley, WA 98284



Skagit County Auditor \$75.00
10/25/2016 Page 1 of 3 11:29AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028485

CHICAGO TITLE
620028485

STATUTORY WARRANTY DEED

THE GRANTOR(S) Angela M. Harvey, an unmarried woman
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to
Shane M. Stoupa, a single man, and Kandace T. Londo, a single woman

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 30, Plat of Klinger Estates, according to the plat thereof, recorded May 8, 2006, under
Auditor's File No. 200605080213, records of Skagit County, Washington.

Situate in Skagit County, Washington
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P124448/ 4891-000-030-0000

Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: October 21, 2016

Angela M. Harvey

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20164854
OCT 25 2016

Amount Paid \$ 4453.22
Skagit Co. Treasurer
By *Mdm* Deputy

STATUTORY WARRANTY DEED

(continued)

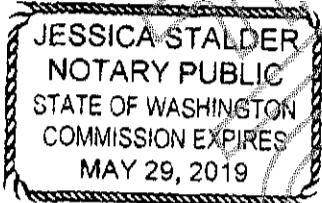
State of Washington
County Skagit of Skagit

I certify that I know or have satisfactory evidence that

Angela M. Harvey
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: October 21, 2016

Jessica



Name: Jessica Stalder
Notary Public in and for the State of WA
Residing at: Mount Vernon, WA
My appointment expires: 5-29-19

EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 PLAT OF KLINGER ESTATES:

Recording No.: 200605080213

2. 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: May 8, 2006
Recording No.: 200605080212

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 7, 2006
Recording No.: 200607070003

3. Ditch right of way, constructive notice of which is disclosed by various instruments of record. The exact location and extent of said right of way is not disclosed of record.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: May 2, 2005
Recording No.: 200505020130

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast of Washington IV, Inc.
Recording Date: July 20, 2006
Recording No.: 200607200064
Affects: Said premises and other property

6. Reservations contained in deed:

Recording Date: December 14, 2007
Recording No.: 200712140114
Regarding: Skagit County Right to Farm Ordinance

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Sedro-Woolley.
9. Assessments, dues and charges, if any, levied by The Klinger Estates Homeowners Association.

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