

When recorded return to:  
Thomas Shane Seib  
338 Helen Street  
Sedro Woolley, WA 98284



Skagit County Auditor \$77.00  
8/31/2017 Page 1 of 4 3:00PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
020031657

Escrow No.: 620031657

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Daniel Dickinson, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Thomas Shane Seib, an unmarried person

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

Lot 65, 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): P124483 / 4891-000-065-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2017444  
AUG 31 2017

Amount Paid \$ 3094.30  
Skagit Co. Treasurer  
By [Signature] Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 29, 2017

*Daniel Dickinson*  
Daniel Dickinson

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Daniel Dickinson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-31-2017

*Michael D. Van Wagner*  
Name: Michael D. Van Wagner  
Notary Public in and for the State of Washington  
Residing at: Woodinville  
My appointment expires: 5-1-2021

MICHAEL D. VAN WAGNER  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 05-01-2021

**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):

## EXHIBIT "A"

### Exceptions (continued)

Recorded: July 7, 2006  
Auditor's No(s): 200607070003, records of Skagit County, Washington

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Sedro-Woolley.
8. Assessments, if any, levied by Klinger Estates Homeowner's Association.
9. In the event that the Land is occupied or intended to be occupied by the owner and a spouse or registered domestic partner as a homestead, the conveyance or encumbrance of the Land must be executed and acknowledged by both spouses or both registered domestic partners, pursuant to RCW 6.13 which now provides for an automatic homestead on such Land.
10. Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the seller/borrower must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.