



201801300178

Skagit County Auditor 1/30/2018 Page 1 of 3 3:25PM \$76.00

When recorded return to:  
Diederik F. J. Bron and Mary C. Bron  
326 Klinger Street  
Sedro Woolley, WA 98284

Recorded at the request of:  
Guardian Northwest Title  
File Number: 115406

**Statutory Warranty Deed** 115406  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Rosemary Manroe, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Diederik F. J. Bron and Mary C. Bron, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 16, Klinger Estates

Tax Parcel Number(s): P124434, 4891-000-016-0000

Lot 16, 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 1-29-2018

Rose Mary Manroe  
Rose Mary Manroe

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 374  
JAN 30 2018

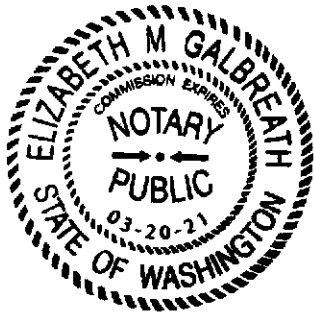
Amount Paid \$ 4366.00  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Rose Mary Manroe, 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 uses and purposes mentioned in this instrument.

Date: 1.29.2018

[Signature]  
Printed Name: ~~Kate Hickok~~ ELIZABETH M Galbreath  
Notary Public in and for the State of Washington  
Residing at Cannon Island  
My appointment expires: ~~1/01/2019~~ 3.20.21



## Exhibit A

### 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. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

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.