

When recorded return to:
Samuel A. Garcia and Kimberly J. Garcia
297 Lewis Place
Sedro Woolley, WA 98284



201811280040

11/28/2018 01:25 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036711

CHICAGO TITLE
620036711

STATUTORY WARRANTY DEED

THE GRANTOR(S) Susan M. Hernandez, 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 Samuel A. Garcia and Kimberly J. Garcia, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 38, PLAT OF KLINGER ESTATES, 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): P124456 / 4891-000-038-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20185183
NOV 28 2018

Amount Paid \$ 5345.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 20, 2018

Susan M Hernandez
Susan M. Hernandez

State of Washington
County of Skladit

I certify that I know or have satisfactory evidence that
Susan M. Hernandez
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/he/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: November 26, 2018

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish, CO
My appointment expires: 7-01-2022

Notary Public
State of Washington
Kathryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

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 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 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, 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

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 20, 2006
Auditor's No(s): 200607200064, records of Skagit County, Washington
In favor of: Comcast of Washington IV, Inc.
For: Service/Access and Installation Agreement

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: July 7, 2006
Auditor's No(s): 200607070003, records of Skagit County, Washington
Imposed By: The Klinger Estates Homeowners Association

EXHIBIT "A"

Exceptions
(continued)

7. City, county or local improvement district assessments, if any.
8. Liability to future assessments, if any, levied by City of Sedro Woolley.
9. Dues, charges and assessments, if any, levied by Klinger Estates Owners Association.