

When recorded return to:
Shelley Maydole
336 Helen Street
Sedro Woolley, WA 98284



201904110027

04/11/2019 11:32 AM 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.: 620037783

CHICAGO TITLE
020037783

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sarah Delafuente, 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 Shelley Maydole, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 66, 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): P124484 / 4891-000-066-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191282
APR 11 2019

Amount Paid \$4,579.60
Skagit Co. Treasurer
By *MBM* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 5, 2019

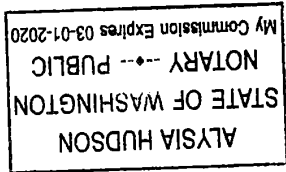
Sarah Delafuente
Sarah Delafuente

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Sarah Delafuente
~~(s)~~ 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: April 9, 2019



Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2020

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. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Sedro-Woolley.
9. Assessments, if any, levied by Klinger Estates Homeowner's Association.