

When recorded return to:

Alyssa Ann Fitz and Jason Aleshandre Fitz
330 Klinger Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2463

Jul 06 2020

Amount Paid \$5953.80
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042987

CHICAGO TITLE

620042987

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dominic D'Agostino and Kathleen D'Agostino, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Alyssa Ann Fitz and Jason Aleshandre Fitz, a married couple

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

Lot 17, Plat of Klinger Estates, recorded May 8, 2006, under Auditor's File No. 200605080213,
records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P124435 / 4891-000-017-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 2, 2020

Dominic D'Agostino
Dominic D'Agostino
Kathleen D'Agostino
Kathleen D'Agostino

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Dominic D'Agostino and Kathleen D'Agostino are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7.2.2020

Julie M Dixon
Name: Julie M Dixon
Notary Public in and for the State of WASH
Residing at: Carrizo Island
My appointment expires: 2/2/2022



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. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: May 2, 2005
Recording No.: 200505020130
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line

3. 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

4. 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

5. Liens and charges as set forth in the above mentioned declaration,

Payable to: Klinger Estates Homeowner's Association

EXHIBIT "A"Exceptions
(continued)

6. With respect to Paragraph F of the General Exceptions, Certificate of City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system:

Recording No.: 9502230028
Recording No.: 200504040073

7. 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.

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

9. City, county or local improvement district assessments, if any.

10. Assessments, if any, levied by City of Sedro-Woolley.

11. Assessments, if any, levied by Klinger Estates Homeowner's Association.

12. 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."