

When recorded return to:
Corey J. Longworth
342 Klinger Street
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4452

Oct 26 2020

Amount Paid \$6021.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TILTE COMPANY
620044287

Escrow No.: 245432319

STATUTORY WARRANTY DEED

THE GRANTOR(S) John D. Hudson and Denise Vertrees, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Corey J. Longworth, an unmarried person

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

Lot 19, PLAT OF KLINGER ESTATES, according to the plat thereof recorded May 8, 2006, under
Auditor's File No. 200605080213, records of Skagit County, Washington.

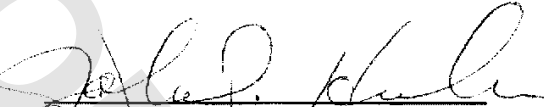
Situate in County of Skagit, State of Washington

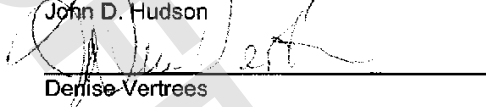
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P124437, 4891-000-019-0000

STATUTORY WARRANTY DEED
(continued)

Dated: October 19, 2020




John D. Hudson


Denise Vertrees

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that John D. Hudson and Denise Vertrees 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: 10/27/2020



Name: KELLI MOQUIN
Notary Public in and for the State of WA
Residing at: 1011 W. ...
My appointment expires: 08/17/2021



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

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

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

Payable to: Klinger Estates Owners Association

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: May 2, 2005
Recording No.: 200505020130

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast of Washington IV, Inc.
Purpose: Broadband communications system
Recording Date: May 20, 2006
Recording No.: 200607200064

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."

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