

**When recorded return to:**  
Andrew Victor Nisco  
325 Helen Street  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1854

Apr 29 2021

Amount Paid \$6549.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

CHICAGO TITLE COMPANY

620047167

Escrow No.: 245440313

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Shane M. Stoupa, an unmarried person

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 Andrew Victor Nisco, an unmarried person and Ashlee DeClercq, an unmarried person

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

LOT 30, 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): P124448, 4891-000-030-0000


**STATUTORY WARRANTY DEED**  
(continued)

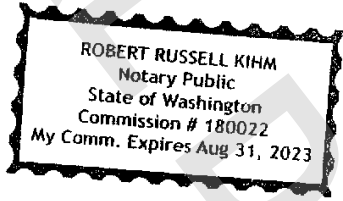
Dated: April 20, 2021

  
\_\_\_\_\_  
Shane M. Stoupa

State of WASHINGTON  
County of ~~SKAGIT~~ Whatcom W

I certify that I know or have satisfactory evidence that Shane M. Stoupa is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.  
Dated: 4/26/2021

  
Name: Robert Russell Kihm  
Notary Public in and for the State of WA  
Residing at: Bellingham  
My appointment expires: 8/31/23



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

Granted to: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Electric transmission and/or distribution line  
Recording Date: May 2, 2005  
Recording No.: 200505020130  
Affects: Portion of said premises and other premises

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

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Klinger Estates Owners Association  
Recording Date: May 8, 2006  
Recording No.: 200605080212

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 the Plat of Klinger Estates:

Recording No.: 200605080213

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.

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

Granted to: Comcast of Washington IV, Inc., its successors and assigns  
Purpose: Broadband communication services  
Recording Date: July 20, 2006  
Recording No.: 200607200064  
Affects: Portion of said premises

Skagit County Right to Farm Ordinance and the terms and conditions thereof:

Recording Date: December 14, 2007  
Recording No.: 200712140114

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

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."

Assessments, if any, levied by Sedro Woolley.

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