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09/20/2023 11:18 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

POOR ORIGINAL

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238126

Sep 20 2023

Amount Paid \$6149.00

Skagit County Treasurer
By Lena Thompson Deputy

GNW 23-19115

When recorded return to:

Angelicia Morales
334 Helen Street
Sedro-Woolley, WA 98284

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Jesus, and Cindy Jesus, who acquired title as Cindy Burgess, a married couple, 1514
162nd Street Northwest, Marysville, WA 98271,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Angelicia Morales, an unmarried woman

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

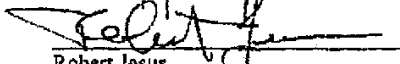
**FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.**

Abbreviated legal description: Property 1:
Lot 67, Klinger Estates

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P124485

Dated: 9/19/2023



Robert Jesus



Cindy Jesus

Statutory Warranty Deed
LPB 10-05

Order No.: 23-19152-KH

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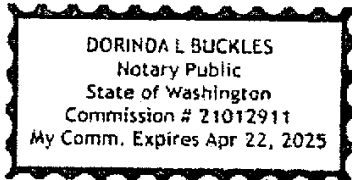
STATE OF WASHINGTON
COUNTY OF SKAGOT ⁰⁵ Snohomish

This record was acknowledged before me on 19 day of September, 2023 by Robert Jesus and Cindy Jesus.

Dorinda L Buckles
Signature

Notary Public
Title

My commission expires: 4.22.25



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 334 Helen Street, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P124485

Property Description:

Lot 67, "PLAT OF KLINGER ESTATES," as per plat recorded under Auditor's File No. 200605080213, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

EXHIBIT B

23-19152-KH

9. Regulatory notice/agreement regarding Sedro Woolley Ordinance No. 1481-04 that may include covenants, conditions and restrictions affecting the subject property, recorded on October 13, 2004 as Auditor's File No. 200410130026 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

10. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded on May 2, 2005, as Auditor's File No. 200505020130.

11. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Grandview, Inc., recorded on May 8, 2006 as Auditor's File No. 200605080212.

Above covenants, conditions and restrictions were amended and recorded on July 7, 2006 and October 28, 2008 as Auditor's File No. 200607070003 and 200810280083.

12. Easement, affecting a portion of subject property for the purpose of broadband communication system lines and related facilities including terms and provisions thereof granted to Comcast of Washington IV, Inc. recorded on July 20, 2006 as Auditor's File No. 200607200064

13. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Klinger Estates recorded on May 8, 2006 as Auditor's File No. 200605080213.

Statutory Warranty Deed
LPB 10-05

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