

When recorded return to:
David Klinkman
124 Cedarwood Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240934
Jun 12 2024
Amount Paid \$10541.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620056288

CHICAGO TITLE

Lena Thompson

STATUTORY WARRANTY DEED

THE GRANTOR(S) William Perez, a married man as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to David Klinkman, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 13, "CEDARWOOD", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 10
AND 11, 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): P100770 / 4567-000-013-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 6/10/24

William Perez
William Perez

Bridget M. Perez
Bridget M. Perez, spouse of William Perez

State of Washington

County of SKAGIT

This record was acknowledged before me on June 10, 2024 by William Perez and Bridget M. Perez.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

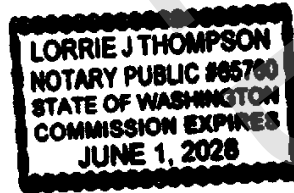


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 SHORT PLAT NO. 42-83:

Recording No: 8403190045
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Dujardin Custom Homes, Inc.
Purpose: Sewer
Recording Date: September 26, 1988
Recording No.: 8809260089
Affects: Northerly portion of said premises
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 CEDARWOOD:

Recording No: 9110210010
4. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: December 3, 1990
Recording No.: 9012030082
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The exterior 7 feet parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts and delineated on the final approved plat to Cedarwood
5. 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

EXHIBIT "A"

Exceptions
(continued)

Recording Date: October 24, 1991
Recording No.: 9110240036

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Mount Vernon.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 10, 2024

between David Klinkman ("Buyer")
Buyer Buyer

and William T Perez Bridget Perez ("Seller")
Seller Seller

concerning 124 Cedarwood Place Mount Vernon WA 98273 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticate
David Klinkman 05/10/2024
Buyer Date

Authenticate
William Perez 05/11/24
Seller Date

Buyer Date

Authenticate
Bridget Perez 05/11/24
Seller Date