

When recorded return to:

Mr. and Mrs. Kyle Klineman
302 Coates Lane
Sedro Woolley, WA 98284



201010290136
Skagit County Auditor

10/29/2010 Page 1 of 2 1:48PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 01-04500-10

Grantor: Mary L McGunnigle and Hayes R Johnson
Grantee: Kyle Klineman and Kathlyn R. Klineman

Tax Parcel Number(s): P110919

Abbreviated Legal: Lot 17, Hogg Subdivision

CHICAGO TITLE
620011678 **Statutory Warranty Deed**

THE GRANTORS Mary L McGunnigle, a Single Person and Hayes R Johnson, a Single Person for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Kyle Klineman and Kathlyn R. Klineman, Husband and Wife** the following described real estate, situated in the County of **Skagit, State of Washington**

LOT 17, HOGG SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGES 154 AND 155, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED

Dated 10-28-10

Mary L. McGunnigle
Mary L McGunnigle

Hayes R Johnson
Hayes R Johnson

3315
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

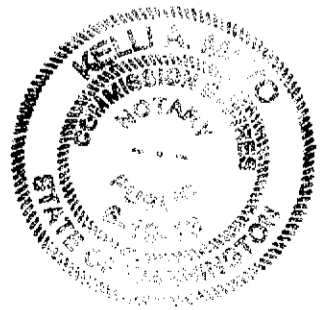
STATE OF Washington }
COUNTY OF Whatcom } SS:

OCT 29 2010

Amount Paid \$ 3013.20
By [Signature] Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that **Mary L McGunnigle and Hayes R Johnson** are the person who appeared before me, and said person are acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/28/10



[Signature]
Kelli A. Mayo
Notary Public in and for the State of Washington
Residing at: Sedro Woolley
My appointment expires: 6/19/2013

EXHIBIT "A"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 30, 1907
Auditor's No.: 63371, records of Skagit County, Washington
In favor of: Puget Sound and Baker River Railroad Company
Affects: 50 feet right-of-way

NOTE: Exact location and extent of easement is undisclosed of record.

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 14, 1926
Auditor's No.: 197187, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Right-of-way for electrical transmission line

NOTE: The exact location and extent of said easement is not disclosed of record.

3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 31, 1948
Auditor's No.: 415111, records of Skagit County, Washington
For: Drainage ditch

NOTE: The exact location and extent of said easement is not disclosed of record.

4. P.U.D. Utility Easement note contained on the face of said plat.

5. Certificate of Sedro-Woolley Ordinance No. 1240-95 established utility connection fees;
Recorded: October 20, 1995
Auditor's No.: 9510200008, records of Skagit County, Washington

6. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

7. Easement, or quasi easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 14, 1994
Auditor's No(s): 9410140044, records of Skagit County, Washington
In favor of: City of Sedro Woolley
For: All necessary slopes for cuts and fills
Affects: Portion of said premises abutting Reed Street



201010290136
Skagit County Auditor