

When recorded return to:

Patricia Davis
287 Klinger St
Sedro Woolley, WA 98284



201112210020
Skagit County Auditor

12/21/2011 Page 1 of 3 10:44AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620013889

CHICAGO TITLE
620013889

STATUTORY WARRANTY DEED

THE GRANTOR(S) Grandview Inc., a Washington corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Patricia Davis, a single person, as her separate estate and
Travis White, a single person, as his separate estate

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

Lot 51, PLAT OF KLINGER ESTATES, recorded May 8, 2006 under Auditor's File No.
200605080213, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P124469, 4891-000-051-0000

Subject to: Covenants, conditions, restrictions and easements of record:

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

Dated: November 30, 2011


Grandview Inc.

BY: 

Scott T. Wammack
President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113888
DEC 21 2011

Amount Paid \$ 2942.⁰⁰
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON

COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that SCOTT T. WAMMACK

is/are the person(s) who appeared before me, and said person acknowledged that (he) she/they signed this instrument, on oath stated that (he) she/they was authorized to execute the instrument and acknowledged it as the President of Grandview Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 30 2011

November

MARCIE K. PALECK

Marcie Paleck

Name:

Notary Public in and for the State of Washington

Residing at: Mount Vernon WA

My appointment expires: October 15 2012



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Skagit County Auditor

EXHIBIT "A"
Exceptions

1. 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

2. Covenants, conditions and restrictions 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 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

3. 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.
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 2, 2005
Auditor's No(s): 200505020130, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 20, 2006
Auditor's No(s): 200607200064, records of Skagit County, Washington
In favor of: Comcast of Washington IV, Inc.
For: Service/Access and Installation Agreement
6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: July 7, 2006
Auditor's No(s): 200607070003, records of Skagit County, Washington
Imposed By: The Klinger Estates Homeowners Association
7. City, county or local improvement district assessments, if any.
8. Dues, charges and assessments, if any, levied by Klinger Estates Owners Association.
9. Liability to future assessments, if any, levied by City of Sedro Woolley.

