



201408150079

When recorded return to:  
Michael Klinger  
16290 Fjord Drive NE  
Poulsbo, WA 98370

Skagit County Auditor \$76.00  
8/15/2014 Page 1 of 5 2:33PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620021403

CHICAGO TITLE 620021403

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jean Swett, an unmarried Women  
for and in consideration of by :accommodator pursuant to a 1031 exchange  
in hand paid, conveys, and warrants to Michael Klinger, an unmarried man  
the following described real estate, situated in the County of Skagit, State of Washington:

SEE ATTACHED LEGAL MADE A PART HERE:

Abbreviated Legal: (Required if full legal not inserted above)

Lot(s): Lot 2 Sedro-Woolley Short Plat No. 2014-092, BEING A PORTION OF LOTS  
1 AND 2, STATE ADD TO SEDRO  
Tax Parcel Number(s): P77224/4173-000-002-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20142912  
AUG 15 2014

Amount Paid \$4620.45  
Skagit Co. Treasurer  
By *mm* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: August 14, 2014

Jean Swett  
Jean Swett

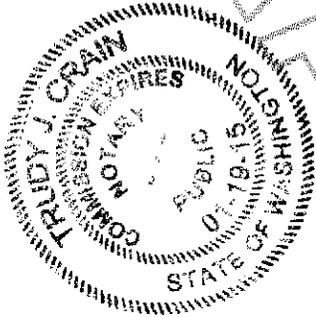
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

\_\_\_\_\_ is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument

Dated: 8-15-14

Tracy A. Crain  
Name: \_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at: \_\_\_\_\_  
My appointment expires: 1-19-15



**EXHIBIT "A"**

**Order No.:** 620021403

**PARCEL A:**

Lot 2, SEDRO-WOOLLEY SHORT PLAT NO. 2014-092, recorded under Recording No. 201408140055, being a portion of Lots 1 and 2 of STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington.

**PARCEL B:**

A non-exclusive easement for ingress, egress and utilities over, to through and across the West 20 feet of Lot 3 of STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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EXHIBIT "A"  
Exceptions

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

Granted to: Public Utility District No. 1 of Skagit County  
Purpose: Pipelines  
Recording Date: September 3, 1980  
Recording No.: 8009030051  
Affects: A portion of said premises

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

Granted to: Public Utility District No. 1  
Purpose: Pipelines  
Recording Date: September 3, 1980  
Recording No.: 8009030052  
Affects: A portion of said premises

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

Granted to: David H. Lyne and Ann S. Lynne, husband and wife  
Purpose: Ingress, egress, utilities and screening  
Recording Date: September 7, 1982  
Recording No.: 8209070050  
Affects: The North 8 feet of the South 26 feet of Lot 2

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

Granted to: The owners of the South 18 feet of said Lot 2 and for the sellers remaining real estate located in Lot 3.  
Purpose: For ingress, egress, utilities and screening  
Recording Date: September 7, 1982  
Recording No.: 8209070051  
Affects: The North 8 feet of the South 26 feet of Lot 2

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

Granted to: James Swett  
Purpose: Vehicle access  
Recording Date: August 24, 2001  
Recording No.: 200108240009  
Affects: The South 20 feet of the South Half of Lot 1

6. Terms and conditions of Boundary Line Adjustment Quit Claim Deed

Recording Date: October 31, 2001  
Recording No.: 200110310040

7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: May 5, 2005  
Recording No.: 200505050087  
Matters shown: Possible encroachments of fences by varying amounts along the Southerly, Northerly and Easterly portions of said property



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**EXHIBIT "A"**

Exceptions  
(continued)

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

UNOFFICIAL DOCUMENT



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