

When recorded return to:
Philip Kohnken and Kelly Kohnken
339 Helen Street
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023755

CHICAGO TITLE
620023755

201505080056
Skagit County Auditor
5/8/2015 Page 1 of \$73.00
2 11:38AM

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael T. Batz and Jennifer L. Batz, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kelly Kohnken and Philip Kohnken, wife and husband
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 24, PLAT OF KLINGER ESTATES, according to the plat thereof recorded May 8, 2006,
recorded under Auditor's File No. 200605080213, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P124442 / 4891-000-024-0000,

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620023755, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: May 4, 2015

Michael T. Batz
Michael T. Batz

Jennifer L. Batz
Jennifer L. Batz

State of Washington
County of Skagit

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015/606
MAY 08 2015

Amount Paid \$4,099.00
Skagit Co. Treasurer
By nam Deputy

I certify that I know or have satisfactory evidence that
Michael T. Batz and Jennifer L. Batz
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: May 7, 2015



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL 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, easements, assessments and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: May 8, 2006
Auditor's No(s): 200605080212, records of Skagit County, Washington
Amended by instrument(s):
Recorded: July 7, 2006
Auditor's No(s): 200607070003, records of Skagit County, Washington
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. Assessments, if any, levied by City of Sedro-Woolley.
9. Assessments, dues and charges, if any, levied by The Klinger Estates Homeowners Association .
10. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.