

When recorded return to:

Mr. and Mrs. David Pekarcik  
5332 Razor Peak Dr  
Mount Vernon, WA 98273



201601140081

Skagit County Auditor

\$74.00

1/14/2016 Page

1 of

2 11:38AM

Filed for Record at Request of  
Attorney's Title Of Washington, Inc.  
Escrow Number: TC1-42389

LAND TITLE OF SKAGIT COUNTY

153280-0

### Statutory Warranty Deed

THE GRANTORS Brian Klingenberg and Susan Klingenberg, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David Pekarcik and Jody L. Pekarcik, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

**Lot 264, Skagit Highlands Div.V, Phase 1.**

AS ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE INCORPORATED  
HEREIN

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price of greater than \$(120% of sales price - \$264000.00) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee

Tax Parcel Number(s): 4915-000-264-0000 , P125476

Dated January 7, 2016

Brian Klingenberg

Susan Klingenberg

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016/14

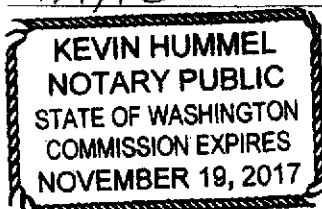
JAN 14 2016

STATE OF WASHINGTON }  
COUNTY OF SNOHOMISH } SS:

Amount Paid \$ 3921.00  
Skagit Co. Treasurer  
By HB Deputy

I certify that I know or have satisfactory evidence that Brian Klingenberg and Susan Klingenberg is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/8/16



Notary Public in and for the State of WASHINGTON  
Residing at FIRECREST  
My appointment expires: 11/19/17

## EXHIBIT A

Lot 264, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1)," as per plat recorded on December 21, 2006, under Auditor's File No. 200612210067, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

### SUBJECT TO:

Municipal assessments and impact fees, if any, levied by the City of Mount Vernon

Assessments, if any, due and owing Skagit Highlands Homeowners Association.

Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon said property, and rights of tenants to remove trade fixtures at the expiration of the term.

Matters relating to ALTA Extended Policy coverage and/or Homeowners Endorsement coverage have been cleared.

Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.