When recorded return to:

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



Skagit County Auditor

\$74.00

1/14/2016 Page

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211:38AM

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

LAND TITLE OF SKACIT COUNTY

**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 AND BY THIS REFERENCE INCORPORATED

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

Brian Klingenberg  Susan Klingenberg  SKAGIT COUNTY WASHINGTON  REAL ESTATE EXCISE TAX  20/6/JH  JAN 14/2016  STATE OF  COUNTY OF  NORMALISH  SS:  Skagit Co. Necisure  By HB  Beputy  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 uses and purposes mentioned in this instrument.  Dated:    A   A   A   A   A   A   A   A   A	Dated January 7, 2016	
Susan Klingenberg  Skagit County Washington REAL ESTATE EXCISE TAX  2016 114  JAN 14 2016  STATE OF (ASH 10047000) COUNTY OF NORDEN 1511  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 ine/she/she/size signed this instrument and acknowledge it to be uses and purposes mentioned in this instrument.  Dated: 1/8/16  SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX  2016 114  Skogit Co. Free Surrer  Free and Voluntary act for the uses and purposes mentioned in this instrument.	Som	Speckeringenberg
STATE OF (ASM wo 47000)   Skagif Co. Frequence Skag	Brian Klingenberg	
STATE OF (ASM (SGIO))   Skagif Co. Recisurer   SS: By HB   Sepury    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 uses and purposes mentioned in this instrument.  Dated: 1/9/16   3-721   3		SKAGIT COUNTY WASHINGTON
STATE OF ASM BOLTON Skagit Co Trecisurer  COUNTY OF SOM DAM 1511  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/their free and voluntary act for the uses and purposes mentioned in this instrument.  Dated: 1/9/16		REAL ESTATE EXCISE TAX
STATE OF (ASMINGTON)   Skagit Co Freesurer   SS: Skagit Co Freesurer   SS: By   By   Beputy    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 signed this instrument and acknowledge it to be his/hen/their   free and voluntary act for the uses and purposes mentioned in this instrument.  Dated: 1/9/16		2016/14
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COUNTY OF SNOW 1511  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 uses and purposes mentioned in this instrument.  Dated: 1/8/16	07177	Amouni raid > 12
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The state of the s	Date d. 16/11	
KEVIN HUMMEL	Dated: //9/16	
N VEAUATIONS - N	KEVIN HUMMEL	
NOTARY PUBLIC Notary Public in and for the State of Washing Comments	NOTARY PUBLIC	Notary Public in and for the State of was him with
2 STATE OF WASHINGTON Residing at FACORCE	STATE OF WASHINGTON	
COMMISSION EXPIRES My appointment expires:	COMMISSION EXPIRES	My appointment expires:
NOVEMBER 19, 2017		<u> </u>

## **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.

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