

**When recorded return to:**  
Lisa D Kelley and Robert L Kelley, Jr  
2857 Old Highway 99 North  
Burlington, WA 98233



201602180087

Skagit County Auditor  
2/18/2016 Page

\$77.00  
1 of 5 3:36PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620026247

**CHICAGO TITLE**  
**620026247**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) William E. Kramer, a married man who acquired title as an unmarried individual, and Bernadine Kramer, his spouse

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

in hand paid, conveys, and warrants to Lisa D Kelley and Robert L Kelley, Jr, a married couple

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

Lot 2, KRAMER SHORT PLAT NO. PL05-0749, approved January 8, 2007 and recorded January 10, 2007, under Auditor's File No. 200701100120, records of Skagit County, Washington; being a portion of the Southwest Quarter of Section 17, Township 36 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P125874 / 360417-3-014-0400,

Subject to:

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

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

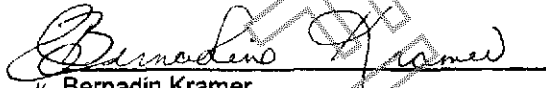
2016 498  
**FEB 18 2016**

Amount Paid \$ 5451.80  
Skagit Co. Treasurer  
By HJB Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 17, 2016

  
William E. Kramer

  
Bernadin Kramer  
B.K.

**STATUTORY WARRANTY DEED**  
(continued)

State of California  
County of Sacramento

I certify that I know or have satisfactory evidence that  
William E. Kramer or Bernadine Kramer  
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: 2/17/16

L. Akers  
Name: L. Akers  
Notary Public in and for the State of CA  
Residing at: CA  
My appointment expires: 7/19/17



**EXHIBIT "A"**  
**Exceptions**

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 SKAGIT COUNTY SHORT PLAT NO. 56-81 REVISED:  
  
Recording No: 8211100018
2. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;  
Recorded: June 7, 1004  
Auditor's No(s).: 200406070084, records of Skagit County, Washington
3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 22, 2005  
Auditor's No.: 200508220231, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Underground electric system, together with necessary appurtenances  
Affects: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within said premises
4. Terms, conditions, and restrictions of that instrument entitled Low Flow Mitigation Summary;  
Recorded: October 17, 2005  
Auditor's No(s).: 200510170049, records of Skagit County, Washington  
In Favor of: Public
5. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Easement (PCA);  
Recorded: January 10, 2007  
Auditor's No(s).: 200701100122, records of Skagit County, Washington
6. Plat Lot of Record Certification including the terms, covenants and provisions thereof  
  
Recording Date: January 10, 2007  
Recording No.: 200701100121
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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

## EXHIBIT "A"

### Exceptions (continued)

the extent that said covenant or restriction is permitted by applicable law, as set forth on KRAMER SHORT PLAT NO. PL05-0749:

Recording No. 200701100120

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

Recording Date: December 31, 2008

Recording No.: 200812310106

Matters shown: Possible encroachment of a fence onto the property to the East by varying amounts

9. Restrictive Covenant and Access Easement Agreement including the terms, covenants and provisions thereof

Recording Date: June 26, 2013

Recording No.: 201306260102

10. Sewer Service Agreement including the terms, covenants and provisions thereof

Recording Date: October 15, 2015

Recording No.: 201510150052

11. Assessments, if any, levied by Samish River Water District.

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

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.