

When recorded return to:

Cole Potter
332 Helen St
Sedro Woolley, WA 98284



201603250043

Skagit County Auditor

\$76.00

3/25/2016 Page

1 of

4 11:26AM

Filed for Record at Request of
Attorney's Title Of Washington, Inc.
Escrow Number: TC1-42563

Land Title and Escrow

Statutory Warranty Deed

#153455-S

THE GRANTOR Samuel L Chase, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Cole Potter, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 68, Klinger Estates.

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 \$177,600.00 (120% of sales price) 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): 4891-000-068-0000 Property I.D. No.: P124486

Dated March 21, 2016

Samuel L Chase

2016 992
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

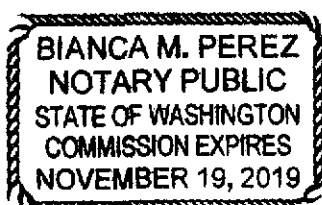
MAR 25 2016

Amount Paid \$ 2039.40
By ME Skagit Co. Treasurer Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Samuel L Chase
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: March 23, 2016



Bianca M. Perez
Notary Public in and for the State of Washington
Residing at Milton
My appointment expires: 11/19/2019

EXHIBIT A

Lot 68, "PLAT OF KLINGER ESTATES," as per plat recorded under Auditor's File No. 200605080213, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

SUBJECT TO:

Municipal assessments and impact fees, if any, levied by the City of Sedro-Woolley.

Assessments, if any, due and owing Klinger Estates Owners 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.

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

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Puget Sound Energy, Inc., a Washington Corporation
Purpose:	The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.
Area Affected:	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 the above described parcel.
Recorded:	May 2, 2005
Auditor's No.:	200505020130

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF KLINGER ESTATES, AND THE TERMS AND CONDITIONS THEREOF.

Dated:	May 5, 2006
Recorded:	May 8, 2006
Auditor's No.:	200605080212

AMENDMENTS TO COVENANTS:

Recorded:	July 7, 2006, and October 28, 2008
Auditor's Nos.:	200607070003 and 200810280083

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID, AS FOLLOWS:

Plat/Short Plat:	Klinger Estates
Recorded:	May 8, 2006
Auditor's No.:	200605080213
As Follows:	

Covenants, Conditions, & Restrictions:

The Covenants, Conditions, and Restrictions for the Plat of Klinger Estates are filed with the Skagit County Auditor in A.F. #200605080212.

Notes:

1.) Basis-of-Bearings – Assumed S87°23'08" E on the North line of the Northeast ¼ of Section 23 as shown on Plat of Spring Meadows Div. I recorded in Vol. 17 of Plats at pages 85 and 86, and on Plat of Spring Meadows Div I recorded in Vol. 17 of Plats, at pages 75 and 76.

2.) This Survey was accomplished by Field Traverse Using: 3 Second or Better Digital Electronic Total Station, and meets or exceeds, the standards contained in WAC 332-130-090.

Notes (continued):

3.) All runoff from impervious surfaces and roof drains shall be directed so as not to adversely affect adjacent properties.

4.) Any addresses shown are preliminary and subject to change.

5.) The subject property is within or near designated agricultural, forest or mineral resource lands on which a variety of commercial activities and management practices may occur that are not compatible with residential development for certain periods of limited duration.

6.) Tracts 1-14 are common areas/open space.

7.) Common areas conveyed to Lots – common area lots and tracts are hereby granted and conveyed to lots, and each lot shall have an equal land undivided interest in each common area upon the recording of the plat; provided, that (a) such undivided interest in such common area shall be appurtenant and inseparable from the ownership of the lot; (b) such undivided interest shall not be subject to any right of partition, nor may any owner of any lot convey their interest in the common areas separate from their lot; and (c) the provisions of the declaration and the plat shall control over any conflicting principals of common law applicable to tenancy in common interests.

UTILITY EASEMENT NOTE:

An easement is hereby reserved for and granted to the following: The City of Sedro-Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, Verizon, Comcast, and their respective successors and assigns, under and upon the exterior ten (10) feet of all lots, tracts, and spaces within the subdivision lying parallel with and adjoining all street(s), in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables, wires, and all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with sewer, water, electricity, gas, telephone service, television cable service and other utility services, together with the right to enter upon said exterior ten (10) feet of all lots, tracts, and spaces at all times for the purposes herein stated.

DEDICATION:

Know all men by these presents that Grandview, Inc., a Washington Corporation, and Whidbey Island Bank, the undersigned owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and sewer easements, or whatever public property there is shown on the plat and the use for any and all public purposes not inconsistent with the use thereof for public highway purposes. Also, the right to make all necessary slopes, for cuts and fills upon lots, blocks, tracts, etc., shown on their plat in the reasonable original grading, of all the streets, avenues, places, etc., shown hereon.

COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:

Recorded:	February 24, 2010
Auditor's No.:	201002240059
Executed By:	Grandview, Inc., a Washington corporation
As Follows:	

"Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance."