



201608190050

Skagit County Auditor

\$75.00

8/19/2016 Page

1 of

3 10:45AM

When recorded return to:  
 Travis J. Sonneborn  
 348 Helen Street  
 Sedro Woolley, WA 98284

Recorded at the request of:  
 Guardian Northwest Title  
 File Number: 111748

# Statutory Warranty Deed

111748  
 GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Joni L. Gordon, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Travis J. Sonneborn a married man, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 59, Klinger Estates

Tax Parcel Number(s): P124477, 4891-000-059-0000

Lot 59, PLAT OF KLINGER ESTATES, recorded May 8, 2006, under Auditor's File No. 200605080213, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated

8-18-2016

Joni L. Gordon

20163633  
 SKAGIT COUNTY WASHINGTON  
 REAL ESTATE EXCISE TAX

AUG 19 2016

Amount Paid \$ 3395.67  
 Skagit Co. Treasurer  
 By MF Deputy

STATE OF Washington

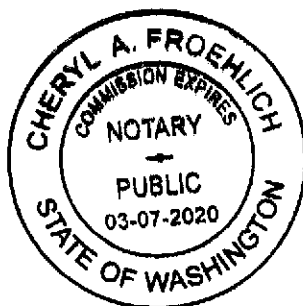
COUNTY OF Skagit

SS:

I certify that I know or have satisfactory evidence that Joni L. Gordon, the persons 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.

Date:

8-18-16



Printed Name: Katie Hickok Cheryl A. Froehlich

Notary Public in and for the State of Washington

Residing at Sedro Woolley

My appointment expires: 1/07/2019 3/17/20

*Exhibit A*  
**SCHEDULE "B-1"**

**EXCEPTIONS:**

A. TERMS AND CONDITIONS OF CITY OF SEDRO WOOLLEY ORDINANCE NO. 1481-04:

Recorded: October 13, 2004  
Auditor's No.: 200410130026

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: April 20, 2005  
Recorded: May 2, 2005  
Auditor's No.: 200505020130  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected: Portion of subject property

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: May 5, 2006  
Recorded: May 8, 2006  
Auditor's No.: 200605080212  
Executed By: Grandview, Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: July 2006 and August 28, 2008  
Recorded: July 7, 2006 and October 28, 2008  
Auditor's No.: 200607070003 and 200810280083

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV Inc.  
Dated: December 16, 2005  
Recorded: July 20, 2006  
Auditor's No.: 200607200064  
Purpose: Broadband Communication System  
Area Affected: Portion of subject property

E. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING  
PLAT/SUBDIVISION:

Plat/Subdivision Name:	Klinger Estates
Recorded:	May 8, 2006
Auditor's No.:	200605080213

F. Any tax, fee, assessments or charges as may be levied by Klinger Estates Homeowners Association.