

When recorded return to:
Stephen Louia and Jodene Louia
16837 Peterson Road
Burlington, WA 98233



201702030091

Skagit County Auditor

\$76.00

2/3/2017 Page

1 of

4 11:27AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029866

CHICAGO TITLE

620029866

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rilex LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Stephen Louia and Jodene Louia, a married couple

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

Lot 78, PLAT OF KLINGER ESTATES, according to the plat thereof recorded May 8, 2006, under
Auditor's File No. 200605080213, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P124496 / 4891-000-078-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017454
FEB - 3 2017

Amount Paid \$3725.20

Skagit Co. Treasurer

By HB

Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 1, 2017

Rilex LLC

BY: _____

Nathan Loeb
Member

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Nathan Loeb is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Member of Rilex LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Name: _____

Notary Public in and for the State of _____

Residing at: _____

My appointment expires: _____

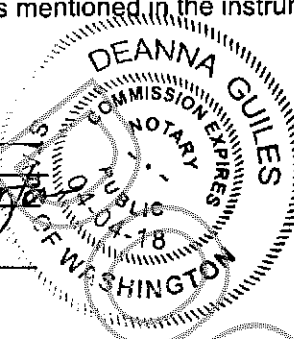


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF KLINGER ESTATES.

Recording No: 200605080213

2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: May 8, 2006

Auditor's No(s): 200605080212, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: July 7, 2006

Auditor's No(s): 200607070003, records of Skagit County, Washington

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 2, 2005
Auditor's No(s): 200505020130, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Memorandum of Easement, including the terms and conditions thereof, granted by instrument(s);
By and between: COMCAST of Washington IV, Inc. and Grandview Inc.
Recorded: July 20, 2006
Auditor's No(s): 200607200064, records of Skagit County, Washington
For: Easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system

5. Disclosure on deed regarding Skagit County policy for unincorporated areas to protect and encourage agriculture and forestry operations;

Recording Date: October 15, 2009

Recording No.: 200910150060

EXHIBIT "A"

Exceptions (continued)

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: May 8, 2006
Auditor's No(s): 200605080212, records of Skagit County, Washington
Imposed By: Klinger Estates Owners Association

AMENDED by instrument(s):
Recorded: July 7, 2006
Auditor's No(s): 200607070003, records of Skagit County, Washington

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Sedro-Woolley.
9. Assessments, if any, levied by Klinger Estates Homeowner's Association.