

When recorded return to:
Keith M. Klinger
P.O. Box 1259
La Conner, WA 98257



201708240079

Skagit County Auditor \$77.00
8/24/2017 Page 1 of 4 3:34PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031683

CHICAGO TITLE
020031683

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bryan Johnson, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Keith M. Klinger, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 9E, "Plat Amendment to Red Hawk Estates", as per plat recorded on July 26, 2005, under Auditor's File No. 200507260199, records of Skagit County, Washington.

Situate in County of Skagit, State of Washington.

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

Tax Parcel Number(s): P116857 / 4754-000-009-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 3986
AUG 24 2017

Amount Paid \$ 4935.60
Skagit Co. Treasurer
By *M. M.* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 28, 2017

Bryan Johnson
Bryan Johnson

State of Montana

County of Missoula

I certify that I know or have satisfactory evidence that

Bryan Johnson
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: 8/19/17

[Signature]
Name: _____
Notary Public in and for the State of Montana
Residing at: Missoula
My appointment expires: 4/28/19

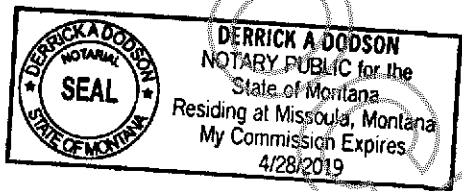


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: February 3, 1998
Recording No.: 9802030011

2. 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 **PLAT OF RED HAWK ESTATES:**

Recording No: 200005310116

3. 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 **PLAT AMENDMENT TO RED HAWK ESTATES:**

Recording No: 200507260199

4. Covenants, conditions, easements and restrictions, contained in the following instrument;

Recording Date: November 2, 1993 and June 14, 1994
Recording No.: 9311020046 and 9406140069

5. Agreement including the terms, covenants and provisions thereof;

Executed by: City of Mount Vernon and James E. Youngsman, et ux
Recording Date: June 9, 1994
Recording No.: 9406090102

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Water pipeline
Recording Date: June 30, 1998

EXHIBIT "A"

**Exceptions
(continued)**

- Recording No.: 9801300075
Affects: Portion of said premises
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Cascade Natural Gas Corporation and Puget Sound Energy
Recording Date: July 26, 2005
Recording No.: 200507260199
8. Skagit County Lot of Record Certification, including the terms, covenants and provisions thereof;

Recording Date: August 20, 2015
Recording No.: 201508200068
9. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
10. City, county or local improvement district assessments, if any.
11. Assessments, dues and charges, if any, levied by Red Hawk Estates Community Association.