

When recorded return to:
Stephen Louia and Jody Louia
16837 Peterson Rd
Burlington, WA 98233



Skagit County Auditor
9/1/2017 Page

1 of

\$78.00
5 11:39AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032079

CHICAGO TITLE
620032079

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael L. Bollaert and Elisabeth J. Bollaert, husband and wife

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 Jody Louia, a married couple

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

Lot 62, PLAT OF KLINGER ESTATES, according to the plat thereof recorded May 8, 2006, recorded 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): P124480 / 4891-000-062-0000,

Subject to:

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


SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


20174168
SEP - 1 2017

Amount Paid \$ 3938.80
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 28, 2017


Michael L. Bollaert


Elisabeth J. Bollaert

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Michael L. Bollaert & Elisabeth J. Bollaert m.v.w.
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/hers/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 8-31-2017

MICHAEL D. VAN WAGNER
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 05-01-2021

Michael D. Van Wagner
Name: Michael D. Van Wagner
Notary Public in and for the State of Washington
Residing at: Woodinville
My appointment expires: 5-1-2021

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, easements, assessments 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. Ditch right of way, constructive notice of which is disclosed by various instruments of record. The exact location and extent of said right of way is not disclosed of record.

4. 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

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: July 20, 2006

Auditor's No(s): 200607200064, records of Skagit County, Washington

In favor of: Comcast of Washington IV, Inc.

For: Service/Access and Installation Agreement

6. Assessments or charges and liability to further assessments or charges, including the terms covenants, and provisions thereof, disclosed in instrument(s);

Recorded: July 7, 2006

EXHIBIT "A"

Exceptions (continued)

Auditor's No(s):: 200607070003, records of Skagit County, Washington
Imposed By: The Klinger Estates Homeowners Association

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Sedro-Woolley.
9. Assessments, dues and charges, if any, levied by The Klinger Estates Homeowners Association .