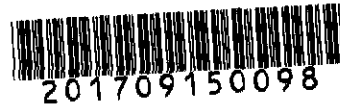


When recorded return to:  
Stephen Louia and Jody Louia  
16837 Peterson Rd  
Burlington, WA 98233



Skagit County Auditor  
9/15/2017 Page

1 of

\$78.00  
5 11:40AM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032272

CHICAGO TITLE  
620032272

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Dan Orchard and Kabrina Orchard, who acquired title as Kabrina Vichitnand, 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 64, 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): P124482 / 4891-000-064-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20174361  
SEP 15 2017

Amount Paid \$3885.40  
Skagit Co. Treasurer  
Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 8, 2017

  
\_\_\_\_\_  
Dan Orchard

  
\_\_\_\_\_  
Kabrina Orchard

**STATUTORY WARRANTY DEED**  
(continued)

State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that

Dan Orchard Kabrina Orchard  
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: 9/11/17



Name: Kellia Mayo  
Notary Public in and for the State of WA  
Residing at: Seabe Wooler  
My appointment expires: 6/19/21

**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.