

When recorded return to:

James Bradley
276 Lewis Place
Sedro Woolley, WA 98284



201709270119

Skagit County Auditor

\$77.00

9/27/2017 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.: 620032042

CHICAGO TITLE
620032042

STATUTORY WARRANTY DEED

THE GRANTOR(S) ^{III} Arthur J Espinoza and Tara E Espinoza, 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 James Bradley, a single man and Darla Salzer, a single woman

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

Lot 46, 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): P124464 / 4891-000-046-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 4565
SEP 27 2017

Amount Paid \$ 5316.52
Skagit Co. Treasurer
By TTB Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: September 15, 2017

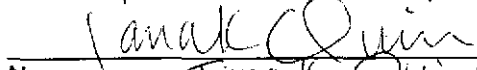

Arthur J Espinoza


Tara E Espinoza

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Arthur J Espinoza and Tara E Espinoza are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 20, 2017


Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

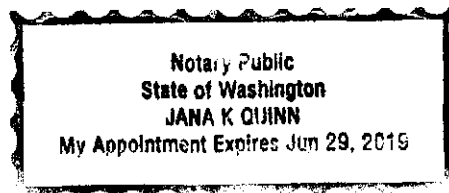


EXHIBIT "A"
Exceptions

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. 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):

EXHIBIT "A"

Exceptions (continued)

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

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