

When recorded return to:

Joanna Ochoa and Rogelio Tapia Lara
314 Cascade Place
Burlington, WA 98233



201803260137

Skagit County Auditor

3/26/2018 Page

1 of

5 1:49PM

\$78.00

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033825

CHICAGO TITLE

620033825

STATUTORY WARRANTY DEED

THE GRANTOR(S) James E. Knipper and Carole A. Knipper, 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 Joanna Ochoa and Rogelio Tapia Lara, wife and husband

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

Parcel A:

Lot 1, SKAGIT COUNTY SHORT PLAT NO. PL00-0348 as approved May 2, 2002 and recorded May 6, 2002, under Auditor's File No. 200205060132, records of Skagit County, Washington; being a portion of Lot 3, Sunset Addition to Clear Lake, according to the plat thereof, recorded in Volume 4 of Plats, page 38, records of Skagit County, Washington.
Situated in Skagit County, Washington

PARCEL B:

An easement for ingress, egress and utilities depicted as Parkhurst Lane on the face of SKAGIT COUNTY SHORT PLAT NO. PL00-0348 as approved May 2, 2002 and recorded May 6, 2002, under Auditor's File No. 200205060132, records of Skagit County, Washington.
Situated in Skagit County, Washington

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

Tax Parcel Number(s): P119274 / 4027-000-001-0300

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2018/1/64

MAR 26 2018

Amount Paid \$



Skagit Co. Treasurer

By *HB* Deputy

5380.60

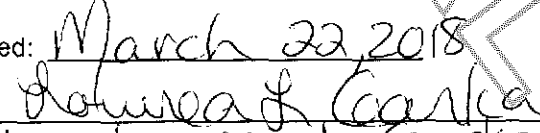
STATUTORY WARRANTY DEED
(continued)

Dated: March 20, 2018


James E. Knipper

Carole A. Knipper

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that James E. Knipper and Carole A. Knipper 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: March 22, 2018

Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

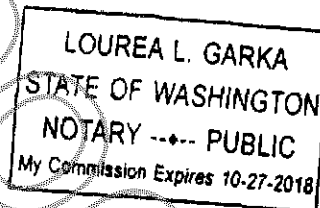


EXHIBIT "A"

Exceptions

1. 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 SUNSET ADDITION TO CLEAR LAKE:
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 SKAGIT COUNTY SHORT PLAT NO. PL00-0348:

Recording No: 200205060132
3. Agreement, including the terms and conditions thereof; entered into;
By: Tom Stakkeland
And Between: Skagit County Permit Center
Recorded: November 12, 2002
Auditor's No. 200211120241, records of Skagit County, Washington
Providing: On-Site Sewage System Operation and Maintenance
4. Agreement, including the terms and conditions thereof; entered into;
By: Thomas E. Stakkeland and Linda E. Stakkeland
And Between: Current and Future Owners, Heirs and Assigns of Lots 1-4
Recorded: May 6, 2002
Auditor's No. 200205060134, records of Skagit County, Washington
Providing: Road Maintenance
5. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Agreement;
Recorded: May 6, 2002
Auditor's No(s): 200205060133, records of Skagit County, Washington
6. Public and private easements, if any, over vacated portion of said premises.
7. Covenants, conditions, and restrictions contained in instrument(s), 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: April 20, 2000

EXHIBIT "A"

Exceptions (continued)

Auditor's No(s).: 200004200050, records of Skagit County, Washington
Executed By: Thomas A. Stakkeland and Linda K. Stakkeland
As Follows: The herein described property will be combined or aggregated with contiguous property owned by the grantee. This boundary line adjustment is not for the purpose of creating an additional building lot.

8. 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 Short Plat PL00-0348:

Recording No: 200205060132

9. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 10, 1979
Auditor's No(s).: 7904100049, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: Pipe or pipes, line or lines for the transportation of water
Affects: Parcel B
10. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 24, 1948
Auditor's No(s).: 425321, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

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

Granted to: Greg Partington, et al
Purpose: Ingress, egress and utilities
Recording Date: May 11, 1979
Recording No.: 7905110015

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

Granted to: William A. Harris and Catherine E. Harris
Purpose: Ingress, egress and utilities
Recording Date: June 1, 1979

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 7906010032

13. City, county or local improvement district assessments, if any.