



201805070165

05/07/2018 03:28 PM Pages: 1 of 4 Fees: \$77.00
Skagit County Auditor

When recorded return to:
Kevin Spiva and Jasmine Smith
1254 Fidalgo Place
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620034238

CHICAGO TITLE
620034238

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert D. Clumpner and Lori E. Clumpner, 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 Kevin Spiva, an unmarried person and Jasmine Smith, an
unmarried person

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

Lot 14, FIDALGO COMMONS PUD, according to the plat thereof, recorded May 30, 2003, under
Auditor's File No. 200305300211, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P1204624817-000-014-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018/898
MAY - 7 2018

Amount Paid \$ *4980.10*
Skagit Co. Treasurer
By *ttb* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 19, 2018

Robert D. Clumpner
Robert D. Clumpner
Lori E. Clumpner
Lori E. Clumpner

State of WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that Robert D. Clumpner and Lori E. Clumpner 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: May 4, 2018

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2018

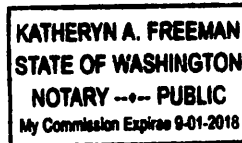


EXHIBIT "A"
Exceptions

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 FIDALGO COMMONS PUD
Recording No: 200305300211

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 30, 2003
Auditor's No(s): 200305300211, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: Construction and maintenance of a water and communication line, lines or related facilities of a pipe or pipes, line or lines or related facilities along with necessary appurtenances

3. 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 30, 2003
Auditor's No(s): 200305300212, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: December 4, 2003 and December 22, 2003
Auditor's No(s): 200312040104 and 200312220004, records of Skagit County, Washington

4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 13, 2003
Auditor's No.: 200301130315, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 20, 2001
Auditor's No.: 200112200009, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

EXHIBIT "A"

Exceptions
(continued)

6. Easement, including the terms and conditions thereof, granted by Instrument;
Recorded: November 28, 2001
Auditor's No.: 200111280079, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: May 30, 2003
Auditor's No(s): 200305300212, records of Skagit County, Washington
Imposed By: Landed Gentry Development, Inc.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Sedro-Woolley.