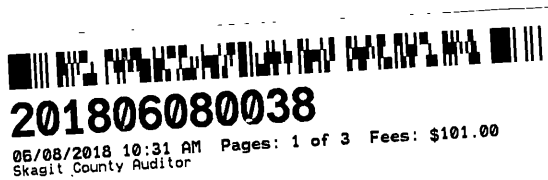


When recorded return to:
David S. Sherman and Patricia A. Sherman
340 Helen Street
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: 115883



Statutory Warranty Deed

115883

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS John D. Hudson and Denise Vertrees, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Patricia A. Sherman and David S. Sherman, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 55, Klinger Estates

Tax Parcel Number(s): P124473, 4891-000-055-0000

Lot 55, 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.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 5.29.18

John D. Hudson

Denise Vertrees

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018-2462
JUN 08 2018

Amount Paid \$ 4366.00
Skagit Co. Treasurer
By HIB Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John D. Hudson and Denise Vertrees, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5.29.18

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Camano Island
My appointment expires: 10/7/2019 3.26.21

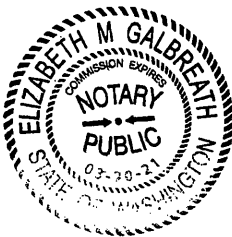


Exhibit A**EXCEPTIONS:**

A. TERMS AND CONDITIONS OF CITY OF SEDRO WOOLLEY ORDINANCE NO. 1481-04:

Recorded: October 13, 2004
Auditor's No.: 200410130026

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: April 20, 2005
Recorded: May 2, 2005
Auditor's No.: 200505020130
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion of subject property

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: May 5, 2006
Recorded: May 8, 2006
Auditor's No.: 200605080212
Executed By: Grandview, Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: July 2006 and August 28, 2008
Recorded: July 7, 2006 and October 28, 2008
Auditor's No.: 200607070003 and 200810280083

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV Inc.
Dated: December 16, 2005
Recorded: July 20, 2006
Auditor's No.: 200607200064
Purpose: Broadband Communication System
Area Affected: Portion of subject property

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Klinger Estates
Recorded: May 8, 2006
Auditor's No.: 200605080213

F. Any tax, fee, assessments or charges as may be levied by Klinger Estates Homeowners Association.