

When recorded return to:  
Thomas T. Livingston, Jr.  
1103 North Township Street  
Sedro Woolley, WA 98284



**201806210073**

06/21/2018 03:38 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034706

**CHICAGO TITLE**  
**620034706**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Dean Klinger and Erin Klinger, 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 Thomas T. Livingston, Jr., an unmarried man and Megan Rogers, an unmarried woman

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

Lot 1, Sedro-Woolley Short Plat No. SW-02-95, approved December 11, 1995, and recorded December 13, 1995, in Volume 12 of Short Plats, page 49, under Auditor's File No. 9512130069, records of Skagit County, Washington; being a portion of Lot 1 of Sedro-Woolley Short Plat No. SW-03-89, approved

November 6, 1989, and recorded November 15, 1989, in Volume 8 of Short Plats, page 187, under Auditor's File No. 8911150003, records of Skagit County, Washington, being a portion of Government Lot 2, in Section 18, Township 35 North, Range 5 East, W.M.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P109042 / 350518-2-004-0300

Subject to:

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


SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX


20182696  
JUN 21 2018

Amount Paid \$ 5879.00  
Skagit Co. Treasurer  
By *HB* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 18, 2018

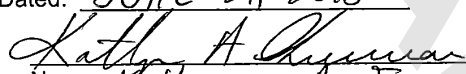
  
\_\_\_\_\_  
Dean Klinger

  
\_\_\_\_\_  
Erin Klinger

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Dean Klinger and Erin Klinger 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: June 21, 2018

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

**KATHERYN A. FREEMAN**  
**STATE OF WASHINGTON**  
**NOTARY -- PUBLIC**  
My Commission Expires 9-01-2018

## EXHIBIT "A"

### Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: June 16, 1945  
 Auditor's No(s).: 381159, records of Skagit County, Washington  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
  
 Note: Exact location and extent of easement is undisclosed of record.
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: December 7, 1984  
 Auditor's No(s).: 8412070045, records of Skagit County, Washington  
 For: Electric transmission and/or distribution line, together with necessary appurtenances
  
3. 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 **City of Sedro Woolley Short Plat No. SW-02-95::**  
  
 Recording No: 9512130069
  
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: March 22, 1994  
 Auditor's No(s).: 9403220019, records of Skagit County, Washington  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: A strip along the North boundary of said premises
  
5. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: September 30, 1963  
 Auditor's No.: 641411, records of Skagit County, Washington  
 In favor of: Public Utility District No. 1  
 For: Water pipes and pipelines
  
6. Agreement, including the terms and conditions thereof; entered into;  
 By: Leland H. Huggins and Velma Huggins, husband and wife  
 And Between: James Twitchell and Helen Twitchell, husband and wife  
 Recorded: May 17, 1979

**EXHIBIT "A"**Exceptions  
(continued)

Auditor's No.: 7905170033, records of Skagit County, Washington  
 Providing: Regarding the placement of trailer on the Huggin's property

7. Oil and gas lease, upon and subject to all of the provisions therein contained, as created by that certain lease;  
 Recorded: February 26, 1988  
 Auditor's No.: 8802260020 records of Skagit County, Washington  
 Lessor: Pope Resources, a Delaware Limited Partnership  
 Lessee: Carbon River Energy Partnership  
 Affects: Said premises and other property
  
8. 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 **City of Sedro Woolley Short Plat No. SW-03-89:**  
  
 Recording No: 8911150003
  
9. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
 Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
 From: The State of Washington  
 Recorded: November 6, 1912  
 Auditor's No.: 93609, records of Skagit County, Washington  
 Executed By: Puget Mill Corporation, a Washington corporation  
 As Follows: Reserving however, unto the said mill company all metals, minerals, oils, gases, and fossils of every name and nature which may be in or upon the above described premises, and the right to enter said premises or any part thereof for the purpose of prospecting, mining, or for any purpose incidental to the extracting of any of the above metals, minerals, oils, gases and fossils from the said premises, provided, however, said party of the second part, his heirs, administrators, and assigns shall be reasonably compensated for all damage done to the surface and soil of said land and the improvements thereon
  
10. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to

**EXHIBIT "A"**Exceptions  
(continued)

handicap but does not discriminate against handicap persons;

Recorded: March 2, 1983

Auditor's No(s): 8303020011, records of Skagit County, Washington

Executed By: Leland H. Huggins and Velma H. Huggins, husband and wife, et al

11. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: November 13, 1984  
Auditor's No.: 8411130022, records of Skagit County, Washington  
Executed By: Leland H. Huggins and Velma M. Huggins, husband and wife  
As Follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of Sedro-Woolley.