

When recorded return to:
Adam Kress and Jennifer L. Kress
293 Klinger Street
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034848



201807030072

07/03/2018 10:54 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

CHICAGO TITLE CO.
620034848

STATUTORY WARRANTY DEED

THE GRANTOR(S) Luis Lara aka Luis Lara Camarena, a married man and Luis A. Lara aka Luis Alfredo Lara, Jr., a married man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Adam Kress and Jennifer L. Kress, a married couple

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

Lot 48, Plat of Klinger Estates, according to the plat thereof, recorded May 8, 2006, under Auditor's File No. 200605080213, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P124466 / 4891-000-048-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182913
JUL 03 2018

Amount Paid \$ 5,256.00
Skagit Co. Treasurer
By *Mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 26, 2018

Luis Lara
Luis Lara
Luis A. Lara
Luis A. Lara
Ivonne Yamileth
Ivonne Yamileth

State of WASHINGTON

County of SKagit

I certify that I know or have satisfactory evidence that

Luis Lara Luis A. Lara Ivonne Yamileth
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: June 29, 2018

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

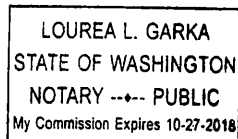


EXHIBIT "A"

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 PLAT OF KLINGER ESTATES:
Recording No: 200605080213
2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
Recording Date: May 8, 2006
Recording No.: 200605080212
Modification(s) of said covenants, conditions and restrictions
Recording Date: July 7, 2006
Recording No.: 200607070003
3. Ditch right of way, constructive notice of which is disclosed by various instruments of record. The exact location and extent of said right of way is not disclosed of record.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: May 2, 2005
Recording No.: 200505020130
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Comcast of Washington IV, Inc.
Recording Date: July 20, 2006
Recording No.: 200607200064
Affects: Said premises and other property
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Sedro-Woolley.
8. Assessments, dues and charges, if any, levied by The Klinger Estates Homeowners Association.

EXHIBIT "A"

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Seller/Grantor Full Name: Luis Lara aka Luis Lara Camarena, a married man and Luis A. Lara aka Luis Alfredo Lara, Jr., an unmarried man