

When recorded return to:
Ashley Joneli
31086 West Main Street
Sedro Woolley, WA 98284



201807100066

07/10/2018 03:39 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.: 620035130

CHICAGO TITLE CO.
620035130

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kyle Peninger and Theresa Peninger, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Ashley Joneli, an unmarried individual and Nicholas Jacobs, an
unmarried individual

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

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

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

Lot(s): 10 WESTPARK

Tax Parcel Number(s): P118092 / 4778-000-010-0000

Subject to:


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

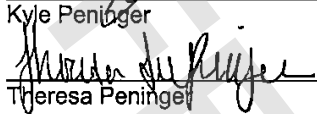
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20183008
JUL 10 2018

Amount Paid \$6858.⁰⁰
Skagit Co. Treasurer
By *Chelin* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 28, 2018

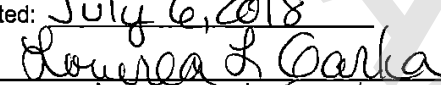


Kyle Peninger


Theresa Peninger

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kyle Peninger and Theresa Peninger 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: July 6, 2018


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

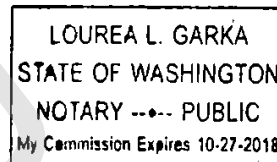


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P118092 / 4778-000-010-0000

Lot 10, PLAT OF WESTPARK, according to the plat thereof recorded May 31, 2001, under Auditor's File No. 200105310140 and amended by Affidavit of Minor Correction of Survey recorded January 7, 2003, under Auditor's File No. 200301070082, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: December 4, 2000
 Auditor's No(s): 200012040111, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: Portion of all lots

2. Agreement, including the terms and conditions thereof; entered into;
 By: James and Terry Cook
 And Between: Town of Lyman
 Recorded: May 31, 2001
 Auditor's No.: 200105310139, records of Skagit County, Washington
 Providing: Domestic water with related covenants and agreements
 Affects: All of plat

3. Restrictions contained on the face of said plat, 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.

 Amended by instrument(s):
 Recorded: March 22, 2002
 Auditor's No(s): 200203220066, records of Skagit County, Washington

4. 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 Plat of Westpark:

 Recording No: 200105310140

 Affidavit of Minor Correction recorded under Auditor's File No. 200301070082

5. Non-Exclusive Easement and Maintenance Declaration and the terms and conditions thereof

 Recording Date: March 22, 2002
 Recording No.: 200203220067

Reference is hereby made to said document for full particulars.

EXHIBIT "B"

Exceptions
(continued)

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Lyman.