

When recorded return to:
Patricia E. Kohler and Ronald D. Kohler
18866 SE 244th PI
Covington, WA 98042

201809170149
09/17/2018 02:45 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20184124
SEP 17 2018

Amount Paid \$ 8056.83
Skagit Co. Treasurer
By *BT* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035871

CHICAGO TITLE
620035871

STATUTORY WARRANTY DEED

THE GRANTOR(S) Holly L.N. Charles, a married woman as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Patricia E. Kohler and Ronald D. Kohler, a married couple

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

Lots 5 through 8, inclusive, Block 4 of "PLAT OF THE TOWNSHIP OF GIBRALTER", as per plat
recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County, Washington.

TOGETHER WITH the North Half of vacated alley adjacent thereto;

ALSO TOGETHER WITH the South 20 feet of vacated Carolina Street adjacent thereto;

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over, under and across that certain 60
foot wide easement. As more fully set forth in that certain "Road Maintenance and Agreement"
recorded under Auditor's File No. 9210070043, records of Skagit County, Washington.

ALL Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P103804 / 4109-004-008-0007,

STATUTORY WARRANTY DEED
(continued)

Subject to:

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

Dated: September 14, 2018

Holly L.N. Charles
Holly L.N. Charles

William Charles
William Lee Charles

State of WASHINGTON
County of Skaagit

I certify that I know or have satisfactory evidence that Holly L.N. Charles
and William Lee Charles
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: September 14, 2018



Martin E. Lehr
Name: Martin E. LEHR
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

| | |
|-----------------|--|
| Granted to: | Puget Sound Power & Light Company |
| Purpose: | Electric transmission and/or distribution line |
| Recording Date: | May 18, 1992 |
| Recording No.: | 9205180140 |

2. Alternative Sewage System Installation including the terms, covenants and provisions thereof

| | |
|-----------------|-----------------|
| Recording Date: | August 27, 1992 |
| Recording No.: | 9208270004 |

3. Covenants, conditions and restrictions 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: | September 25, 1992 |
| Recording No.: | 9209250074 |

4. Covenants, conditions and restrictions 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: | August 12, 1993 |
| Recording No.: | 9308120052 |

Modification(s) of said covenants, conditions and restrictions

| | |
|-----------------|---------------|
| Recording Date: | July 18, 2001 |
| Recording No.: | 200107180103 |

5. Road Maintenance Agreement including the terms, covenants and provisions thereof

| | |
|-----------------|-----------------|
| Recording Date: | October 7, 1992 |
| Recording No.: | 9210070043 |

6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

EXHIBIT "A"

Exceptions
(continued)

Recording Date: December 27, 2012
Recording No.: 201212270102
Matters shown: landscaping
Affects: Easterly boundary

7. City, county or local improvement district assessments, if any.