


When recorded return to:
Roberto A. Bejar
290 Klinger ST
Sedro Woolley, WA 98284


20181130103
11/13/2018 01:35 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035942

CHICAGO TITLE
620035942

STATUTORY WARRANTY DEED

THE GRANTOR(S) Juan Alarcon, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Roberto A. Bejar, a single person

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

Lot 8, 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.)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184994
NOV 13 2018

Tax Parcel Number(s): P124426/ 4891-000-008-0000

Amount Paid \$ 5343.22
Skagit Co. Treasurer
By *man* Deputy

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 26, 2018

Juan Alarcon
Juan Alarcon

State of WASHINGTON
County of SNOHOMISH

I certify that I know or have satisfactory evidence that

Juan Alarcon
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: November 9, 2018

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

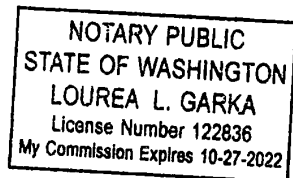


EXHIBIT "A"

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

EXHIBIT "A"

Exceptions
(continued)

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: The Klinger Estates Homeowners Association
Recording Date: July 7, 2006
Recording No.: 200607070003
7. Skagit County Right-to-farm-Ordinance as disclosed in instrument;

Recording Date: April 29, 2009
Recording No.: 200904290154
8. Assessments, if any, levied by City of Sedro-Woolley.
9. City, county or local improvement district assessments, if any.
10. Assessments, dues and charges, if any, levied by The Klinger Estates Homeowners Association.