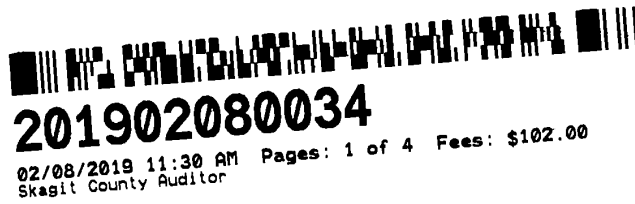


After recording return to:  
Christopher M. Fortune  
Christina M. Fortune  
334 Helen Street  
Sedro Woolley, WA 98284



**Land Title and Escrow**

01-170760-  
0

Reference: 40222436-807-SHB

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Nick Hersch Jr. and Kaylee Hersch, a married couple, for and in  
consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid,  
conveys and warrants to Christopher M. Fortune and Christina M. Fortune, a married couple  
the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 67, "PLAT OF KLINGER ESTATES," AS PER PLAT RECORDED UNDER AUDITOR'S FILE  
NO. 200605080213, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.  
Subject to: Those items specifically set forth on Exhibit "A" attached hereto.  
Abbreviated Legal: (Required if full legal not inserted above.) Lot 67, Klinger Estates.  
Tax Parcel Number(s): P124485

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019424  
FEB - 8 2019

Amount Paid \$ 4579.60  
Skagit Co. Treasurer  
By HB Deputy

Reference: Statutory Warranty Deed 40222436-807-SHB

Dated: February 5, 2019

SELLERS:

Nick Hersch Jr.  
Nick Hersch Jr.

Kaylee Hersch  
Kaylee Hersch

State of IDAHO

SS:

County of CANYON

On this 5<sup>TH</sup> day of FEBRUARY, 2019, before me personally appeared KAYLEE HERSCH to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that SHE signed the same as A free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

Loren Edwards

Notary Public in and for the State of IDAHO  
Residing at STAR, COUNTY OF ADA  
My Appointment expires: 7/26/2022

State of WA

SS:

County of SNOHOMISH

On this 7 day of Feb, 2019, before me personally appeared Nick Hersch Jr. to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that He signed the same as He free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

[Signature]  
Notary Public in and for the State of WA  
Residing at SNOHOMISH  
My Appointment expires: 5/9/2020

BARRY CONWAY FORD  
STATE OF WASHINGTON  
NOTARY PUBLIC  
My Commission Expires: 05-09-2020

Loren Edwards  
68154  
Notary Public  
State of Idaho  
My Commission Expires 07/26/22

Reference: Statutory Warranty Deed 40222436-807-SHB

## EXHIBIT A

1. Municipal assessments and impact fees, if any, levied by the City of Sedro-Woolley.

2. Assessments, if any, due and owing Klinger Estates Owners Association.

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation  
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.  
Area Affected: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel.  
Recorded: May 2, 2005  
Auditor's No.: 200505020130

B. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF KLINGER ESTATES, AND THE TERMS AND CONDITIONS THEREOF:

Dated: May 5, 2006  
Recorded: May 8, 2006  
Auditor's No.: 200605080212

AMENDMENTS TO COVENANTS:

Recorded: July 7, 2006, and October 28, 2008  
Auditor's Nos.: 200607070003 and 200810280083

C. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID, AS FOLLOWS:

Plat/Short Plat: Klinger Estates  
Recorded: May 8, 2006  
Auditor's No.: 200605080213

**Reference: Statutory Warranty Deed 40222436-807-SHB**

**D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee:	Comcast of Washington IV, Inc.
Purpose:	Service/Access and Installation Agreement
Recorded:	July 20, 2006
Auditor's No.:	200607200064

- E. Right to Manage Natural Resource Lands Disclosure, and the terms and conditions thereof, as disclosed by instrument recorded on October 17, 2016, under Auditor's File No. 201610170224. Reference is made to said document for full particulars.**