


When recorded return to:
Eric White and Coweena White
13240 Buchanan Lane
Mount Vernon, WA 98273


201904250077
04/25/2019 03:41 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500081498

CHICAGO TITLE
500 081498

STATUTORY WARRANTY DEED

THE GRANTOR(S) Terry Johnson and Jennifer Klunder, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Eric White and Coweena White, husband and wife

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

Lot 16, "SUNSET ADDITION TO CLEAR LAKE", as per plat recorded in Volume 4 of Plats, page
38, records of Skagit County, Washington;

EXCEPT the East 35 feet thereof.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P69917 / 4027-000-016-0003,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191510
APR 25 2019

Amount Paid \$ 10,203 - 00
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 9, 2019

Terry Johnson
Terry Johnson
Jennifer Klunder
Jennifer Klunder

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Terry Johnson and Jennifer Klunder
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: April 23, 2019

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2022

Notary Public
State of Washington
Kathryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"
Exceptions

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

Granted to: Greg Partington, et al
Purpose: Ingress, egress and utilities
Recording Date: May 11, 1979
Recording No.: 7905110015
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: William A. Harris and Catherine E. Harris
Purpose: Ingress, egress and utilities
Recording Date: June 1, 1979
Recording No.: 7906010032
3. RESERVATIONS CONTAINED IN DEED including the terms, covenants and provisions thereof

Recording Date: April 20, 2000
Recording No.: 200004200050

The above-described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.
4. 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 Short Plat No.: PL00-0348:

Recording No: 200205060132
5. Protected Critical Area Agreement including the terms, covenants and provisions thereof

Recording Date: May 6, 2002
Recording No.: 200205060133
6. Road Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: May 6, 2002
Recording No.: 200205060134

EXHIBIT "A"Exceptions
(continued)

7. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY DESIGNATED ON OR ADJACENT TO DESIGNATED NATURAL RESOURCE LANDS BY SKAGIT COUNTY, including the terms, covenants and provisions thereof

Recording Date: September 13, 2002
Recording No.: 200209130134

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

Granted to: Tom Stakkeland and Linda Stakkeland, husband and wife, who also appear of record as Thomas A. Stakkeland and Linda K. Stakkeland, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: January 28, 2004
Recording No.: 200401280089

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

Granted to: Puget Sound Energy, Inc.
Purpose: gas and electricity
Recording Date: March 19, 2002
Recording No.: 200203190103

10. Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: September 2, 1998
Recording No.: 9809020014

11. P.U.D. No. 1 of Skagit County Water Service Agreement, including the terms, covenants and provisions thereof

Recording Date: October 6, 1998
Recording No.: 9810060058

12. Notice of on-site sewage system maintenance agreement requirement including the terms, covenants and provisions thereof

Recording Date: October 2, 2009
Recording No.: 200910010031

13. Accessory dwelling unit including the terms, covenants and provisions thereof

Recording Date: January 8, 2010
Recording No.: 201001080095