

**When recorded return to:**  
Joli Kurz and Kenneth Kurz  
817 Dana Drive  
Sedro Woolley, WA 98284



**201905220071**

05/22/2019 03:38 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038016

**CHICAGO TITLE**  
020038016

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Derek N. Coggins, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Joli Kurz and Kenneth Kurz, a married couple

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

Lot 19, ANDERSON-HILDE PLAT, according to the plat thereof recorded in Volume 11 of Plats, page 50, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P79662 / 4347-000-019-0003

Subject to:

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


SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20191920  
MAY 22 2019

Amount Paid \$ 6003.60  
Skagit Co. Treasurer  
By *BI* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

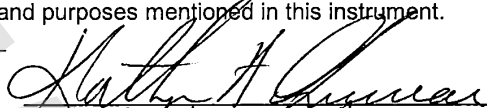
Dated: May 18, 2019

  
\_\_\_\_\_  
Derek N. Coggins

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Derek N. Coggins is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: MAY 21, 2019

  
\_\_\_\_\_  
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  
Katheryn A Freeman  
Commission No. 149913  
My Commission Expires 09-01-2022

**EXHIBIT "A"**  
Exceptions

1. 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 ANDERSON-HILDE PLAT:

Recording No: 847459

2. 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, 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 in the document

Recording Date: January 20, 1977

Recording No.: 849652

3. Certificate of City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system:

Recording Date: February 23, 1995 and April 4, 2005

Recording No.: 9502230028 and 200504040073

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by Sedro Woolley.