

When recorded return to:
Cassie L. Gottier
348 Helen Street
Sedro Woolley, WA 98284



201907010051

07/01/2019 11:43 AM Pages: 1 of 4 Fees: \$104.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038549

CHICAGO TITLE
620038549

STATUTORY WARRANTY DEED

THE GRANTOR(S) Travis J. Sonneborn, a married man as his 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 Cassie L. Gottier, an unmarried person

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

LOT 59, PLAT OF KLINGER ESTATES, RECORDED MAY 8, 2006, UNDER AUDITOR'S FILE
NO.200605080213, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P124477 / 4891-000-059-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2692
JUL 01 2019

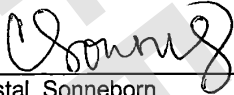
Amount Paid \$ 4615.20
Skagit Co. Treasurer
By *Mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 17, 2019



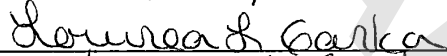
Travis J. Sonneborn



Cristal Sonneborn

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Travis J. Sonneborn and Cristal Sonneborn are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 25, 2019Name: Lourea L. GarkaNotary Public in and for the State of USAResiding at: CarlintonMy appointment expires: 10/27/2022

NOTARY PUBLIC STATE OF WASHINGTON LOUREA L. GARKA License Number 122836 My Commission Expires 10-27-2022
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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 PLAT OF KLINGER ESTATES:

Recording No: 200605080213

2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: May 8, 2006

Auditor's No(s): 200605080212, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: July 7, 2006

Auditor's No(s): 200607070003, records of Skagit County, Washington

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: May 2, 2005

Auditor's No(s): 200505020130, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: Electric transmission and/or distribution line, together with necessary appurtenances

4. Memorandum of Easement, including the terms and conditions thereof, granted by instrument(s);

By and between: COMCAST of Washington IV, Inc. and Grandview Inc.

Recorded: July 20, 2006

Auditor's No(s): 200607200064, records of Skagit County, Washington

For: Easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: May 8, 2006

Auditor's No(s): 200605080212, records of Skagit County, Washington

Imposed By: Klinger Estates Owners Association

AMENDED by instrument(s):

EXHIBIT "A"Exceptions
(continued)

Recorded: July 7, 2006
Auditor's No(s): 200607070003, records of Skagit County, Washington

6. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Klinger Estates Homeowner's Association.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Sedro Woolley.