



201907310016

When recorded return to:
Christopher Curtis Miller and Shea McBee Miller
3510 Marion Way
Anacortes, WA 98221

07/31/2019 09:48 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038224

CHICAGO TITLE
U20038224

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian R. Kleven and Jeanene M. Kleven, 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 Christopher Curtis Miller and Shea McBee Miller, a married couple

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

Lot 32, CEDAR GLEN PLAT PHASE II, according to the plat thereof, recorded November 13, 2003, under Auditor's File No. 200311130098, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P121003 / 4825-000-032-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20193209
JUL 31 2019

Amount Paid \$ 10,578.20
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 22, 2019

BR Klev
Brian R. Kleven
Jeanene M Kleven
Jeanene M. Kleven

State of ~~WASHINGTON~~ ^{FL} Florida
County of ~~SAN JUAN~~ ^{SEMINOLE} Seminole

I certify that I know or have satisfactory evidence that Brian R. Kleven and Jeanene M. Kleven 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: 7-24-2019
Ilana Dunlop
Name: Ilana Dunlop
Notary Public In and for the State of Florida
Residing at: Seminole County FLA
My appointment expires: 1-6-22

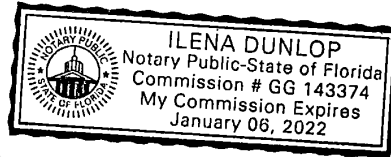


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Properties in the West ½ of the Southeast ¼ of the Northeast ¼ of Section 27
 Purpose: Roadway and utilities
 Recording Date: November 8, 1972
 Recording No.: 776497
 Affects: An undisclosed portion of the subject property, being roadway serving the West ½ of the Southeast ¼ of the Northeast ¼

NOTE: "General Information" on said plat notes that said easement has been extinguished and replaced by new utility easements as shown on the face of the plat.

2. Easement, including the terms and conditions thereof, disclosed by instrument:
- Recorded: August 20, 1981
 Auditor's No(s): 8108200071
 In favor of: General Telephone Company of the Northwest, Inc., a corporation, and its successors or assigns
 For: "... install, inspect and maintain all of the facilities necessary to provide communication service, power service and other related services... "

NOTE: "General Information" on said plat notes that said easement has been extinguished and replaced by new utility easements as shown on the face of the plat.

3. Easement, including the terms and conditions thereof, granted by instrument:
- Recorded: September 11, 1981
 Auditor's No.: 8109110033
 In favor of: Puget Sound Power & Light Company
 For: Underground electric system, together with necessary appurtenances

NOTE: "General Information" on said plat notes that said easement has been extinguished and replaced by new utility easements as shown on the face of the plat.

4. Easement, including the terms and conditions thereof, granted by instrument:
- Recorded: March 31, 2003
 Auditor's No.: 200303310327
 In favor of: Puget Sound Power & Light Company
 For: Underground electric system, together with necessary appurtenances
 Affects:

EXHIBIT "A"**Exceptions
(continued)**

Easement No. 1: All streets and road right-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-way.

NOTE: "General Information" on said plat notes that said easement has been extinguished and replaced by new utility easements as shown on the face of the plat.

5. Easement, including the terms and conditions thereof, disclosed by instrument:

Recorded: September 4, 2003
 Auditor's No(s): 200309040153
 In favor of: Port of Anacortes, a Washington municipal corporation
 For: A perpetual exclusive easement of the free and unobstructed use and passage of all types of Aircraft
 Affects: Over, across and through the airspace in excess of 35 feet above the property and in the vicinity of the property

6. 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 **CEDAR GLEN PLAT PHASE II:**

Recording No: 200311130098

7. 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,

EXHIBIT "A"Exceptions
(continued)

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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Anacortes.