



201908080078

08/08/2019 02:07 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Anthony E. Stokes
1282 Fidalgo Place
Sedro-Woolley, WA 98284

STATUTORY WARRANTY DEED

19-2823

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Kevin L. Clevish, as his separate property, 1282 Fidalgo Place, Sedro-Woolley, WA 98284,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Anthony E. Stokes, a married person, as his separate estatee

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot 21, FIDALGO COMMONS PUD

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P120469 & 4817-000-021-0000

Dated: Aug 8th, 2019


Kevin L. Clevish

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-3347

AUG 08 2019

Amount Paid \$ *5,523.⁰⁰*
Skagit Co. Treasurer
By *ndm* Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2823-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

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

Dated: 8th day of August, 2019

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/27/2021



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1282 Fidalgo Place, Sedro-Woolley, WA 98284

Tax Parcel Number(s): P120469 & 4817-000-021-0000

Property Description:

Lot 21, "FIDALGO COMMONS PUD", as per plat recorded May 30, 2003 under Auditor's File No. 200305300211, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

19-2823-KH

1. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: December 7, 2001
Recorded: December 20, 2001
Auditor's No: 200112200009

Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . "
Area Affected: Portion of the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 35 North, Range 5 East, W.M.

2. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: November 13, 2001
Recorded: November 28, 2001
Auditor's No: 200111280079

Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . "
Area Affected: Portion of the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 35 North, Range 5 East, W.M.

3. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: January 8, 2003
Recorded: January 13, 2003
Auditor's No: 200301130315

Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . "
Area Affected:

Easement No. 1: All streets and road rights-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 streets, open space areas used as driveways and road rights-of-way.

4. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Fidalgo Commons PUD
Recorded: May 30, 2003
Auditor's No: 200305300211

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering

Statutory Warranty Deed
LPB 10-05

Statement" or "Resale Certificate".

5. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY,
BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: May 30, 2003

Recorded: May 30, 2003

Auditor's No: 200305300212

Executed by: Landed Gentry Development, Inc.

Said document was amended by documents recorded December 4, 2003 and December 22, 2003 under Auditor's
File Nos. 200312040104 and 200312220004.