

201911050071

11/05/2019 01:32 PM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

When recorded return to:
Mr. and Mrs. Virgil Leners
8220 W Gage Blvd. #113
Kennewick, WA 99336

Filed for Record at Request of
Foundation Escrow, Inc.
Escrow Number: 19-4420-JB

CHICAGO TITLE
020040289

Statutory Warranty Deed

THE GRANTORS John E Kent and Angela D Kent, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Virgil Leners and Brenda Leners, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Tax Parcel Number(s): P63830

Lot 30, Cascade River Park No. 2, according to the Plat Recorded in Volume 9 of Plats pages 20 and 21, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Special Exceptions shown on Exhibit "A" attached hereto and made a part hereof by this reference.

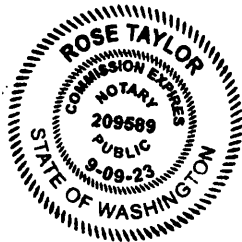
Dated October 30, 2019

John E Kent [Signature]
Angela D Kent [Signature]

STATE OF Washington }
COUNTY OF Pierce } SS:

I certify that I know or have satisfactory evidence that John E Kent and Angela D Kent are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 2, 2019
[Signature]
Rose Taylor
Notary Public in and for the State of Washington
Residing at Federal Way
My appointment expires: 09-09-2023



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-4863
NOV 05 2019
Amount Paid \$42.85
Skagit Co. Treasurer
By man Deputy

EXHIBIT A

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

Purpose: Road purposes
Recording Date: January 13, 1965
Recording No.: 660830

Recording Date: January 14, 1965
Recording No.: 660901

Unrecorded right of way agreement as disclosed by document including the terms, covenants and provisions thereof :

Recording Date: September 15, 1952
Recording No.: 479844

and assignment under Recording No. 479844

Right of Way Agreement including the terms, covenants and provisions thereof

Recording Date: July 26, 1954
Recording No.: 504382

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 CASCADE RIVER PARK NO. 2:

Recording No.: 682848

Covenants, conditions and restrictions **as disclosed by document** 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: September 13, 1966
Recording No.: 707184

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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: April 17, 1997
Recording No.: 9704170053

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

Granted to: Verizon Northwest Inc.
Purpose: Telephone facilities
Recording Date: June 14, 2004
Recording No.: 200406140060

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

Assessments, if any, levied by Cascade River Community Club.

City, county or local improvement district assessments, if any.