

When recorded return to:
Ryan M. Slavick and Andrea L. Sanchez-Garcia
344 Helen Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-261

Jan 22 2020

Amount Paid \$4565.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020040867

Escrow No.: 620040867

STATUTORY WARRANTY DEED

THE GRANTOR(S) Keith Marino and Laura Marino, 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 Ryan M. Slavick and Andrea L. Sanchez-Garcia, a married
couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 57, 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): P124475 / 4891-000-057-0000

Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: January 2, 2020

Keith P. Marino
Keith Marino

Laura Marino
Laura Marino

~~from Florida~~
State of ~~WASHINGTON~~
County of ~~SKAGIT~~ ST Johns
~~for~~

I certify that I know or have satisfactory evidence that Keith Marino and Laura Marino 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. Physical presence

Dated: January 13, 2020
Pamela W. Mitchell
Name: Pamela W. Mitchell
Notary Public in and for the State of Florida
Residing at: Duval CO
My appointment expires: 10/23/21

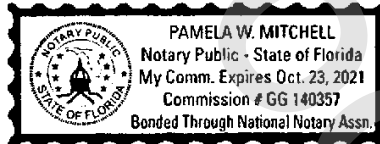


EXHIBIT "A"
Exceptions

1. 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 the Plat of Klinger Estates:

Recording No: 200605080213

2. Covenants, conditions, restrictions and easements 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: May 8, 2006
Recording No.: 200605080212

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: May 2, 2005
Recording No.: 200505020130

4. 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

EXHIBIT "A"Exceptions
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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