

When recorded return to:

Clancy Kelly and Shantel Kelly
270 Lewis Place
Sedro-Woolley, WA 98284SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4651

Nov 04 2020

Amount Paid \$5637.00

Skagit County Treasurer

By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 20-6964

THE GRANTOR(S) Anthony J. Troutvine and Dakota D. Benzel, each as their separate estate, _____,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Clancy Kelly and Shantel Kelly, a married couple

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

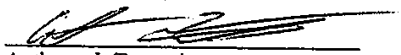
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:

Section 23, Township 35 North, Range 4 East - NW NE (aka Lot D SP SW-2579)

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): P128043

Dated: 11-3-2020
Anthony J. Troutvine
Dakota D. BenzelStatutory Warranty Deed
LPB 10-05

Order No.: 20-6964-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

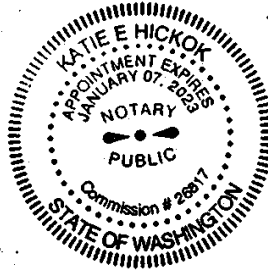
I certify that I know or have satisfactory evidence that Anthony J. Troutvine and Dakota D Benzel is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 3rd day of November, 2020

[Signature]
Signature

Notary
Title

My appointment expires: 12-23



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 270 Lewis Place, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P128043

Property Description:

Lot D, City of Sedro Woolley Short Plat No. SW-2579, recorded October 28, 2008, under Auditor's File No. 200810280082; being a portion of the NW ¼ of the NE ¼ of Section 23, Township 35 North, Range 4 East, W.M..

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

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1. Terms and conditions contained in an instrument recorded on October 13, 2004, under Auditor's File No. 200410130026, entitled Ordinance No. 1481-04.

2. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.

Dated: April 20, 2005

Recorded: May 5, 2005

Auditor's No.: 200505020130

Purpose: Right to construct, operate, maintain, repair, replace, improve, remove enlarge, and use of easement area for one or more utilities systems for purposes of transmission, distribution and sale of electricity

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

Recorded: May 8, 2006

Auditor's No.: 200605080212

Said instrument was modified by instruments recorded July 7, 2006 and October 28, 2008, under Auditor's File Nos. 200607070003 and 200810280083.

4. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Sedro Woolley Short Plat No. SW-2579

Recorded: October 28, 2008

Auditor's No.: 200810280082

5. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded March 24, 2017 as Auditor's File No. 201703240141 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

6. Any tax, fee, assessments or charges as may be levied by Klinger Estate Homeowner's Association.

Statutory Warranty Deed
LPB 10-05

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