

When recorded return to:
Ashley Gayle Rodgers
270 Lewis Place
Sedro Woolley, WA 98284

CHICAGO TITLE
620048049

STATUTORY WARRANTY DEED

THE GRANTOR(S) Clancy Kelly and Shantel Kelly, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Ashley Gayle Rodgers, an unmarried person

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

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 1/4 of the NE 1/4 of Section 23, Township 35
North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington

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

Tax Parcel Number(s): P128043 / 350423-1-004-0500

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3177

Jul 13 2021

Amount Paid \$6821.00
Skagit County Treasurer
By Josie L Bear Deputy


Subject to:

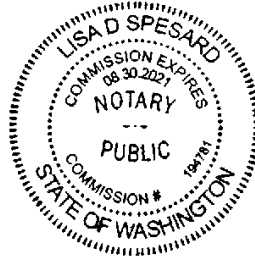
1. SUBJECT TO: See Exhibit "A" attached hereto and made a part hereof

STATUTORY WARRANTY DEED

(continued)

Dated: July 7, 2021



Clancy Kelly



State of WASHINGTON
County of SKAGIT

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

Dated: JULY 8 2021


Name: LISA D. SPESARD
Notary Public in and for the State of WASHINGTON
Residing at: ORCAS ISLAND
My appointment expires: 8.30.2021

STATUTORY WARRANTY DEED
(continued)

Shantel Kelly
Shantel Kelly

State of WASHINGTON
County of SKAGIT e.w. Pend dreille

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

Dated: 7/8/2021

Chris Wright Sr.
Name: Chris Wright Sr.
Notary Public in and for the State of Washington
Residing at: Colville, WA
My appointment expires: 2/3/2024

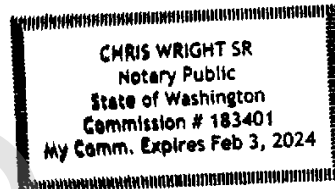
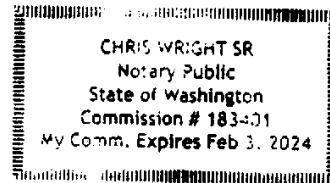


EXHIBIT "A"
EXCEPTIONS

Order No.: RES70175145

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 Short Plat No. SW-2579:

Recording No.: 200810280082

2. 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: May 8, 2006Recording No.: 200605080212

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 7, 2006Recording No.: 200607070003

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 28, 2008Recording No.: 200810280083

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth above:

Imposed by: The Klinger Estates Homeowners Association

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc.

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recording Date: May 2, 2005Recording No.: 200505020130

5. Ordinance No. 1481-04 and the terms and conditions thereof:

Recording Date: October 13, 2004Recording No.: 200410130026

6. Ditch right of way, constructive notice of which is disclosed by various instruments of record. The exact location and extent of said right of way is not disclosed of record.

EXHIBIT "A"
EXCEPTIONS
(continued)

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, 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."