

When recorded return to:
David Sloane and Janice Sloane
2857 Old Highway 99 North Road
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048554

CHICAGO TITLE
620048554

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lisa D. Kelley and Robert L. Kelley, Jr., 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 David Sloane and Janice Sloane, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

LT 2, KRAMER SP NO. PL05-0749, BEING PTN SW 1/4 17-36-4

Tax Parcel Number(s): P125874 / 360417-3-014-0400

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3495

Jul 30 2021

Amount Paid \$12722.00
Skagit County Treasurer
By Josie L Bear Deputy

STATUTORY WARRANTY DEED
(continued)

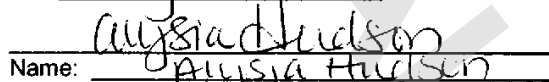
Dated: July 23, 2021



Lisa D. Kelley

Robert L. Kelley, Jr.State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Lisa D. Kelley and Robert L. Kelley, Jr. 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.

Dated: July 27, 2021

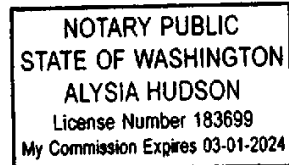
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 03-01-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P125874 / 360417-3-014-0400

LOT 2, KRAMER SHORT PLAT NO. PL05-0749, APPROVED JANUARY 8, 2007 AND RECORDED JANUARY 10, 2007, UNDER AUDITOR'S FILE NO. 200701100120, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 Revised Skagit County Short Plat No. 56-81:

Recording No: 8211100018
2. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: June 7, 2004
Recording No.: 200406070084
3. 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: Underground electric system, together with necessary appurtenances
Recording Date: August 22, 2005
Recording No.: 200508220231
Affects: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within said premises
4. Low Flow Mitigation Summary and the terms and conditions thereof:

Recording Date: October 17, 2005
Recording No.: 200510170049
5. 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 Kramer Short Plat No. PL05-0749:

Recording No: 200701100120
6. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: January 10, 2007

EXHIBIT "B"Exceptions
(continued)

Recording No.: 200701100121

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

In favor of: Skagit County, a political subdivision of the State of Washington
Purpose: Protected critical area and the right of ingress and egress
Recording Date: January 10, 2007
Recording No.: 200701100122
Affects: Portion of said premises

8. 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 Survey:

Recording No: 200812310106

9. Restrictive Covenant and Access Easement Agreement and the terms and conditions thereof:

Recording Date: June 26, 2013
Recording No.: 201306260102

10. Sewer Service Agreement and the terms and conditions thereof:

Recording Date: October 15, 2015
Recording No.: 201510150052

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