

**When recorded return to:**  
Benjamin J. Carney  
3310 East Blackburn Road  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620049676

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4878

Oct 22 2021

Amount Paid \$12366.00

Skagit County Treasurer

By Lena Thompson Deputy

**CHICAGO TITLE CO.**  
*620049676*

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Joyce M. Anderson, a married woman as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Danielle A Klinkhamer, an unmarried person and Benjamin J. Carney, an unmarried person. with Rights of Survivorship

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

TRACT 1 OF REVISED SHORT PLAT NO. 51-75, APPROVED MARCH 29, 1976 AND RECORDED APRIL 6, 1976, UNDER AUDITOR'S FILE NO. 832830, IN VOLUME 1 OF SHORT PLATS, PAGE 117, BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., 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): P28054 / 340428-4-005-0001

Subject to:

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

The Grantees, by signing the acceptance below, evidence their intention to acquire said premises with Rights of Survivorship, and not as community property or as Tenants in Common.

Accepted and Approved:

Statutory Warranty Deed (LPB 10-05)  
WA0000816.doc / Updated: 04.26.19

*Danielle A Klinkhamer*  
Danielle A Klinkhamer

Page 1

*Benjamin J Carney*  
Benjamin J Carney

WA-CT-FN50-02150-620019-620049676

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 19, 2021

  
Joyce M. Anderson

  
Mark Savage

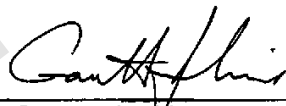
State of New Mexico

County of Bernalillo

I certify that I know or have satisfactory evidence that  
Joyce M. Anderson and Mark Savage

-is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 10/20/2021

  
Name: Garrett Jenkins  
Notary Public in and for the State of New Mexico  
Residing at: Sandoval County  
My appointment expires: 06/15/2024



OFFICIAL SEAL  
GARRETT JENKINS

NOTARY PUBLIC-State of New Mexico

My Commission Expires 06/15/2024

**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 Revised Short Plat 51-75, recorded in Volume 1 of Short Plats, Page 117:

Recording No: 832830

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

In favor of: Puget Sound Power and Light  
Purpose: Underground electric system  
Recording Date: October 16, 1979  
Recording No.: 7910160010  
Affects: Being located on the private road located on said property

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

In favor of: Charles W. Shepherd and Jeanette Shepherd, husband and wife, and Edmond M. Thomas, Stephen D. Cheffet and Linda D. Cheffet, husband and wife  
Purpose: Ingress, egress and utilities  
Recording Date: April 30, 1982  
Recording No.: 8204300019  
Affects: East 60 feet of Tract 1, Short Plat No. 51-75, Section 28, Township 34 North, Range 4 East, W.M.

Said document incorrectly recites the recording number of the short plat directly to the east as 815716 when in actuality it is 845716.

4. 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 30, 1982  
Recording No.: 8204300019

Said document incorrectly recites the recording number of the short plat directly to the east as 815716 when in actuality it is 845716.

**EXHIBIT "A"**

**Exceptions  
(continued)**

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

Purpose: Ingress, egress and utilities  
Recording Date: June 19, 2001  
Recording No.: 200106190069  
Affects: as described in said instrument

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

Granted to: The Winter Family Trust  
Purpose: For ingress, egress and utilities  
Recording Date: June 22, 2001  
Recording No.: 200106220092  
Affects: The east 60 feet of the north 402.63 feet ( as measured along the east line)

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Mount Vernon.
9. City, county or local improvement district assessments, if any.