

When recorded return to:
Daniel L. Hansen
23607 Gaven Drive
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.: 620049700

CHICAGO TITLE CO.
620049700

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jason Timothy Klaren, a married man as his 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 Anna Kaspar, an unmarried person and Daniel L. Hansen, an unmarried person

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

LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. PL-01-0523 AS APPROVED FEBRUARY 2, 2004, AND RECORDED FEBRUARY 17, 2004, UNDER AUDITOR'S FILE NO. 200402170199, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P29946 / 8049-000-001-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-5228
Nov 15 2021
Amount Paid \$9099.70
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 19, 2021

Jason Timothy Klaren
Jason Timothy Klaren

Jody Leanne Klaren
Jody Leanne Klaren

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Jason Timothy Klaren and Jody Leanne Klaren
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: November 5, 2021

Jennifer Brazil



Name: Jennifer Brazil
Notary Public in and for the State of Washington
Residing at: Skagit County
My appointment expires: 7-25-2024

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 Short Plat PL-01-0523:

Recording No: 200402170199

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: February 17, 2004

Recording No.: 200402170201

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 3, 2005

Recording No.: 200503030127

3. Agreement, including the terms and conditions thereof;

By: Greg and Dawnell Kreider
 And Between: Skagit County
 Recorded: April 30, 1992
 Recording No.: 9204030001, records of Skagit County, Washington
 Providing: On-site Sewage System

4. Agreement, including the terms and conditions thereof;

By: Skagit County Sewer District No. 2
 And Between: Greg Kreider
 Recorded: September 14, 2001
 Recording No.: 200109140095, records of Skagit County, Washington
 Providing: Developer Extension Agreement

5. Terms, conditions, and restrictions of that instrument entitled Low Flow Mitigation Summary;

Recorded: October 19, 2001

Recording No.: 200110190042, records of Skagit County, Washington

EXHIBIT "A"**Exceptions
(continued)**

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- Recorded: December 26, 2001
 Recording No.: 200112260205, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Underground electric system, together with necessary appurtenances
 Affects:
- Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted and/or constructed within the above described property. (when said streets and road are dedicated to the public, this clause shall become null and void)
- Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.
- Easement No. 3: All areas located within a 10 (ten) feet perimeter of the exterior surface of all ground mounted vaults and transformers.
- Easement No. 4: No vehicular access, parking or driving surfaces shall be located within a 5 (five) foot perimeter of all grantees' ground mounted or semi-buried vaults, pedestals, transformers and/or hand holes.
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- Recorded: April 17, 2003
 Recording No.: 200304170138, records of Skagit County, Washington
 In favor of: Skagit County Sewer District No. 2
 For: Sewer purposes and the maintenance thereof
 Affects: Exterior 20 feet adjacent to street
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- Recorded: April 25, 2003
 Recording No.: 200304250212, records of Skagit County, Washington
 In favor of: Skagit County Sewer District No. 2
 For: Sewer purposes and the maintenance thereof
 Affects: Exterior 20 feet adjacent to street
9. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Easement (PCA);

EXHIBIT "A"Exceptions
(continued)

Recorded: February 17, 2004
Recording No.: 200402170200, records of Skagit County, Washington

10. 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."

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.