

When recorded return to:

Jan Wade and Jenny Wade
276 Klinger Street
Sedro-Woolley, WA 98284

22-14363

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric Jacobson and Cynthia Jacobson, husband and wife, 24443 Wicker Road, 47, Sedro-Woolley, WA 98284,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Jan Wade and Jenny Wade, 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:
Lot 1, PLAT OF KLINGER ESTATES

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): P124419

Dated: 2/16/22

Eric Jacobson
Eric Jacobson

Cynthia Jacobson
Cynthia Jacobson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-616

Feb 18 2022

Amount Paid \$7237.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed
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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 16th day of February, 2022 by Eric Jacobson and Cynthia Jacobson.

Doug Clark
Signature

Notary Public
Title

My appointment expires: 12-15-25



UNOFFICIAL DOCUMENT

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 276 Klinger Street, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P124419

Property Description:

Lot 1, PLAT OF KLINGER ESTATES, according to the plat thereof recorded May 8, 2006, under Auditor's File No. 200605080213, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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EXHIBIT B

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1. Regulatory notice/agreement regarding Sedro Woolley Ordinance No. 1481-04 that may include covenants, conditions and restrictions affecting the subject property, recorded October 13, 2004, as Auditor's File No. 200410130026 .

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.

2. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded May 2, 2005, as Auditor's File No. 200505020130.

3. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Grandview, Inc., recorded May 8, 2006 as Auditor's File No. 200605080212.

Above covenants, conditions and restrictions were amended and recorded July 7, 2006 and October 28, 2008 as Auditor's File No. 200607070003 and 200810280083.

4. Easement affecting a portion of subject property for broadband communication system lines and related facilities and provisions therein, granted to Comcast of Washington IV, Inc., recorded July 20, 2006, as Auditor's File No. 200607200064.

5. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Klinger Estates recorded May 8, 2006 as Auditor's File No. 200605080213.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

6. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resources Notice that may include covenants, conditions and restrictions affecting the subject property, recorded October 5, 2007 as Auditor's File No. 200710050141.

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.

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