202402270033

02/27/2024 01:10 PM Pages: 1 of 3 Fees: \$305.50

Skagit County Auditor, WA

When recorded return to:

Curtis King, Jr and Natasha Kiah-Nicole King 15138 Sunset Lane Mount Vernon, WA 98273 SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 20249690 Feb 27 2024 Amount Paid \$7765.00 Skagit County Treasurer By Kaylee Oudman Deputy

## STATUTORY WARRANTY DEED

Guardian NW Title 24-19932-TB

THE GRANTOR(S) James Lepore and Ariel Lepore, husband and wife, 1690 Saunders Drive, Wooster, OH 44691,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Curtis King, Jr and Natasha Kiah-Nicole King, husband and wife

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

Lot 6, CONN-LIND ADDITION, according to the plat thereof recorded in Volume 7 of Plats, page 25, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated legal description: Property 1: Lot 6, CONN-LIND ADDITION

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 "A" attached hereto

Tax Parcel Number(s): P64489/3884-000-006-0009

Statutory Warranty Deed LPB 10-05

Order No.: 24-19932-TB Page 1 of 3

Dated: F15 19 2024

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Ariel Lepore

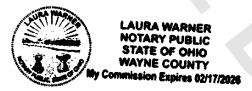
STATE OF WASHINGTON COUNTY OF WHATCOM WAY NO

This record was acknowledged before me on \_\_\_\_\_ day of February, 2024 by James Lepore and Ariel Lepore.

Signature W

Title

My commission expires:



Order No.: 24-19932-TB Page 2 of 3

## **EXHIBIT A**

24-19932-TB

9. Restrictive covenants contained in deed from Frank E. Lind and Genevieve I. Lind, husband and wife, to Clayton Halgren and Avil Halgren, husband and wife, dated July 27, 1950 and recorded July 28, 1950 under Auditor's File No. 448873 as follows:

No old structures shall be moved onto or transferred to the premises. The use of said premises shall be restricted and limited to residential purposes and no commercial structure shall be erected thereon. Any residential structure erected or placed on said premises shall have not less than 900 square feet on the ground level, exclusive of garage or other outbuildings, and such structure shall be equipped with modern plumbing. No privy or outside toilet shall be permitted on the premises, and sewage disposal on the premises shall be such so as to meet all requirements of the County and State Health Departments. Any structure, residential, garages or other buildings used in connection with the residence, erected or placed so that no part thereof shall be closer than 30 feet to the nearest public road right of way line. These restrictions shall be applicable to the whole of these premises and in the event of a division of the premises, then these restrictions shall be applicable to all of the portions thereof so divised.

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Conn-Lind Addition Recorded: November 8, 1954 Auditor's No.: 508933

11. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: March 21, 1955 Recorded: April 5, 1955 Auditor's No.: 515686

12. Title notification that the subject property is adjacent to property designated Special Flood Hazard Area lands by Skagit county executed by John R. Huemmer, Jr. recorded on December 8, 2011 as Auditor's File No. 201112080042.

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

13. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on August 22, 2014 as Auditor's File No. 201408220101.

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.

Statutory Warranty Deed LPB 10-05

Order No.: 24-19932-TB Page 3 of 3