

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: Feb 19 2024

James Lepore  
James Lepore  
Ariel Lepore  
Ariel Lepore

Ohio  
STATE OF ~~WASHINGTON~~  
COUNTY OF ~~WHATCOM~~ Wayne

This record was acknowledged before me on 19 day of February, 2024 by James Lepore and Ariel Lepore.

Laura Warner  
Signature  
Notary  
Title

My commission expires:



**LAURA WARNER  
NOTARY PUBLIC  
STATE OF OHIO  
WAYNE COUNTY**  
My Commission Expires 02/17/2026

**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 divided.

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