

202507300090

07/30/2025 02:41 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Ted S Apodaca and Laura L Apodaca
358 Helen Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252433

Jul 30 2025

Amount Paid \$6517.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620059441

CHICAGO TITLE
620059441

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Misasi and Julie Misasi, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Ted S Apodaca and Laura L Apodaca, a married couple

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

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

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

LT 63, PLAT OF KLINGER ESTATES, REC NO. 200605080213

Tax Parcel Number(s): P124481 / 4891-000-063-0000

Subject to:

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

STATUTORY WARRANTY DEED

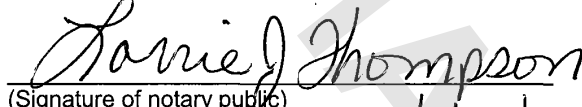
(continued)

Dated: 7-18-25

Robert Misasi



Julie Misasi

State of WashingtonCounty of SkagitThis record was acknowledged before me on July 18, 2025 by Robert Misasi and Julie Misasi

(Signature of notary public)

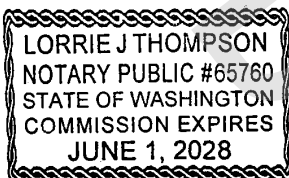
Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124481 / 4891-000-063-0000

LOT 63, PLAT OF KLINGER ESTATES, AS PER PLAT THEREOF RECORDED MAY 8, 2006,
UNDER RECORDING NO. 200605080213, RECORDS OF SKAGIT COUNTY, WASHINGTON

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

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

Granted to: Puget Sound Energy, Inc., a Washington corporation
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: May 2, 2005
 Recording No.: 200505020130
 Affects: Portion of said premises

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: May 8, 2006
 Recording No.: 200605080212

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 7, 2006
 Recording No.: 200607070003

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Klinger Estates Owners Association
 Recording Date: May 8, 2006
 Recording No.: 200605080212

4. 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

EXHIBIT "B"Exceptions
(continued)

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."

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2025
Tax Account No.:	P124481 / 4891-000-063-0000
Levy Code:	0935
Assessed Value-Land:	\$107,900.00
Assessed Value-Improvements:	\$209,300.00

General and Special Taxes:	
Billed:	\$2,931.37
Paid:	\$1,465.71
Unpaid:	\$1,465.66

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by the City of Sedro-Woolley.