

When recorded return to:

Mr. and Mrs. Robert Kitchen
9548 Thunderbird Lane
Concrete, WA 98237

Recorded at the request of:
First American Title
File Number: 87968



200605150194

Skagit County Auditor

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Statutory Warranty Deed

THE GRANTORS Richard A. Miller and Jana C. Hogan, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert Kitchen and Crystal Kitchen, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 20, Block 4, "THUNDERBIRD LANE"

FIRST AMERICAN TITLE CO.
87968E-1

Tax Parcel Number(s): 4032-004-020-0002, P70086

Lot 20, Block 4, "THUNDERBIRD LANE", as per plat recorded in Volume 8 of Plats, pages 76 and 77, records of Skagit County, Washington.
Subject to: Covenants, Conditions, Restrictions and Easement of record as per attached Schedule "B-1" and by this reference made a part hereof.

Dated 5/11/06

[Signature]
Richard A. Miller

[Signature]
Jana C. Hogan

#2336
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 15 2006

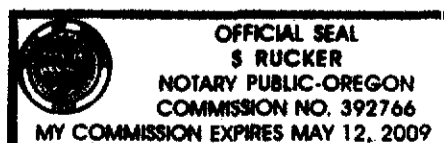
STATE OF Oregon }
COUNTY OF Tacoma } SS:

Amount Paid \$ 1483.12
By [Signature] Skagit Co. Treasurer
Dated [Signature]

I certify that I know or have satisfactory evidence that Richard A. Miller and Jana C. Hogan, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: May 12, 2006

[Signature]
Notary Public in and for the State of Oregon
Residing at Uniqua Bank
My appointment expires: May 12 2009



INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Oregon } ss.
County of Jackson

On this the 11th day of May, 2006, before
me, Shane Rucker, the undersigned Notary
Name of Notary Public
Public, personally appeared Richard A. Miller
Name of Signer(s)

☐ personally known to me – OR –

☒ proved to me on the basis of satisfactory
evidence

to be the person(s) whose name(s) is/are
subscribed to the within instrument, and
acknowledged to me that he/she/they
executed the same for the purposes therein
stated.

WITNESS my hand and official seal.



Signature of Notary Public

Other Required Information (Printed Name of Notary, Residence, etc.)

Place Notary Seal and/or Any Stamp Above

OPTIONAL

Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Statutory Warranty Deed

Document Date:

5/11/06

Number of Pages:

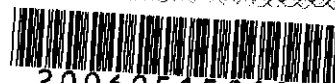
1

Signer(s) Other Than Named Above:

Jana C. Hyman

Right Thumbprint
of Signer

Top of thumb here



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Schedule "B-1"

EXCEPTIONS:

A. 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: September 23, 1964
Recorded: September 23, 1964
Auditor's No.: 656204

B. Any question that may arise due to shifting and changing in course of Skagit River.

C. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)



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