

When recorded return to:

James d. Turner  
2192 Sunset Court  
Park City, Utah 84060

Recorded at the request of:  
First American Title  
File Number: BB88199



200605310163  
Skagit County Auditor

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### Statutory Warranty Deed

THE GRANTOR **Jacqueline Lee Chamness**, a widow for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION AS PART OF AN IRS 1031 TAX DEFERRED EXCHANGE** in hand paid, conveys and warrants to **James D. Turner**, a married man as his separate estate the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:  
Lot 116, "THUNDERBIRD EAST FIRST ADDITION"

FIRST AMERICAN TITLE CO.  
BB88199E-1

Tax Parcel Number(s): **P80869, 4379-000-116-0006**

Lot 116, "THUNDERBIRD EAST FIRST ADDITION", according to the plat thereof recorded in Volume 12 of Plats, pages 20 through 22, records of Skagit County, Washington.

Subject to covenants, conditions, restrictions and easements, if any, as per attached Exhibit "A"

Dated 05/24/06

*Jacqueline Chamness*  
Jacqueline Chamness

2641  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 31 2006

Amount Paid \$ 5078.-  
By Skagit Co. Treasurer  
Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Jacqueline Chamness**, 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: 2-26-06



*Sandra D. Olson*  
Notary Public in and for the State of Washington  
Residing at Burlington WA  
My appointment expires: 2-20-07

EXHIBIT "A"

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Thunderbird East First Addition  
Recorded: July 6, 1978  
Auditor's No.: 882890

Said matters include but are not limited to the following:

1. Rights contained in the dedication of the plat to the use of the public, forever, all roads and easements shown hereon for the uses and purposes indicated as public highways and easements, with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads shown hereon.
2. An easement is hereby reserved for and granted to Puget Sound Power and Light Company, the Continental Telephone Company of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and Nationwide Cablevision, Inc., and their respective successors or assigns, under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water and television service, together with the right to enter upon the lots at all times for the purposes stated.
3. Utility, sewer and roadway easements as delineated on the face of the plat.

B. 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 5, 1973  
Recorded: September 7, 1978  
Auditor's No.: 886974  
Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife, and Island Savings and Loan Association

C. STANDARD PARTICIPATION CONTRACT, INCLUDING TERMS AND CONDITIONS THEREOF:

Between: Nordic Construction  
And: City of Mount Vernon  
Dated: July 7, 1982  
Recorded: July 16, 1982  
Auditor's No.: 8207160015

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: December 1, 2003  
Auditor's No.: 200312010195

Said matters include but are not limited to the following:

1. Location of fence along boundary of Lot 115.



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