

**When recorded return to:**  
Russell Sears and Jacquelyne Sears  
3310 Comanche Drive  
Mount Vernon, WA 98273



201006230077

Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

425 Commercial, PO BOX 638  
Mount Vernon, WA 98273

Order No.: 620010598

## STATUTORY WARRANTY DEED

### THE GRANTOR(S)

R. Bruce Wilson and Maxine Ann Reynolds, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00)  
in hand paid, conveys, and warrants to Russell J. Sears and Jacquelyne J. Sears, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot(s): 10 THUNDERBIRD 9/34  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Tax Parcel Number(s): 3762-000-010-0000 P54476

Subject to: Restrictions, Reservations and Easements of Record. See Exhibit "B" attached hereto  
and by reference made a part hereof.

Dated: June 21, 2010

R. Bruce Wilson

Maxine Ann Reynolds

1858  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 23 2010

Amount Paid \$ 5327.20  
By Skagit Co. Treasurer Deputy

**STATUTORY WARRANTY DEED**  
(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that R. BRUCE WILSON AND  
MARCI K. PALECK (name of person) is the person who appeared  
before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to  
be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 23, 2010

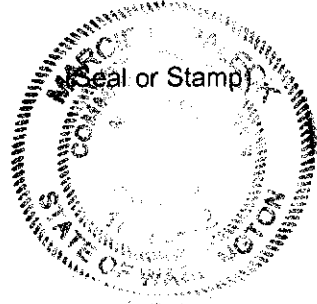
Marcie K. Paleck  
Signature

County Officer  
Title

MARCIE K. PALECK

My appointment expires: October 15 2012

Residing in Mount Vernon, WA



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## EXHIBIT "A"

That portion of Lot 10, plat of Thunderbird, according to the plat thereof recorded in Volume 9 of plats, pages 34 and 35 under Auditor's File No. 693440, records of Skagit County, Washington, described as follows:

Commencing at the Northeast corner of said Lot 10;  
Thence North 70 degrees 24' 20" West along the Northeasterly line of said Lot 10, a distance of 19.66 feet to the TRUE POINT OF BEGINNING of this property description;  
Thence South 22 degrees 20' 02" West, a distance of 79.88 feet;  
Thence South 55 degrees 29' 12" West, a distance of 112.65 feet to a point which bears North 57 degrees 54' 00" East, a distance of 20.00 feet from, when measured perpendicular to, the Southwesterly line of said Lot 10;  
Thence North 32 degrees 06' 00" West along a line parallel to and 20.00 feet Northeasterly of, when measured at rightangles to, the Southwesterly line of said Lot 10, a distance of 142.50 feet to a point on the curve of the Southerly right-of-way line of comanche Drive;  
Thence Northeasterly along said Southeasterly street right-of-way line on a curve to the left having a radius of 160.00 feet and a central angle of 31 degrees 07' 48", an arc distance of 86.93 feet to the Southwest corner of Lot 11 of said plat of Thunderbird;  
Thence South 70 degrees 24' 20" East along the Northeasterly line of said Lot 10, a distance of 158.64 feet to THE TRUE POINT OF BEGINNING.

Situated in Skagit County, Washington

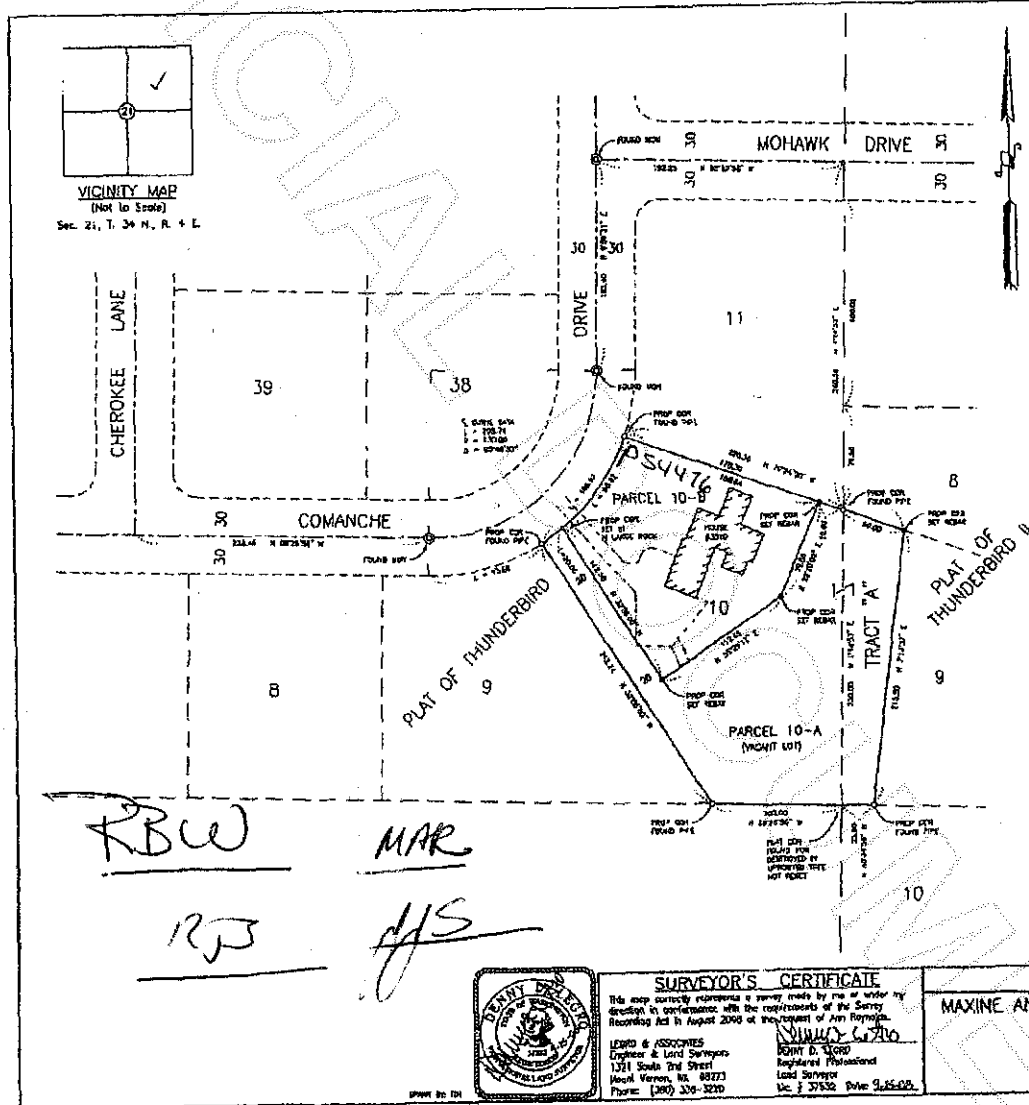


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# EXHIBIT "A" - 1



"This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any loss occu

CHICAGO TITLE INSURA



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## EXHIBIT "B"

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Puget Sound Power and Light Company, and their respective successors and assigns under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines and under and upon the exterior 2.5 feet of side boundary lines 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 and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes.

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat:

Purpose: All necessary slopes for cuts and fills and continued drainage of roads  
Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads and where water might take a natural course

Covenants, conditions and restrictions 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, or source of income, 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: June 16, 1968  
Recording No.: 715205  
Executed by: Keith S. Johnson and Allison R Johnson, et al

Record of Survey:  
Recorded: September 16, 2008  
Auditor's No.: 200809160041



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Skagit County Auditor