

When recorded return to:
Randall Spreitler and Robin Spreitler
4023 Apache Drive
Mount Vernon, WA 98274



201010080145
Skagit County Auditor

10/8/2010 Page 1 of 3 4:05PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620011493

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patricia A. Day, a single person, as her separate estate
for and in consideration of Two Hundred Forty Five Thousand And No/100 Dollars (\$245,000.00)
in hand paid, conveys, and warrants to Randall G. Spreitler and Robin K. Spreitler, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Lot 82, All Lot 83, THUNDERBIRD EAST SECOND ADD
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Tax Parcel Number(s): P81850, 4411-000-083-0005

Subject to: Restrictions, Reservations and Easements of record:

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

Dated: ~~August 24~~ ^{Oct. 7} 2010 DT

Patricia A. Day
Patricia A. Day

3100
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 08 2010

Amount Paid \$ 43666.00
By MF Skagit Co. Treasurer Deputy

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

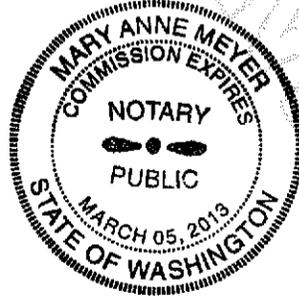
Patricia A. Day
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: October 7 2010

Mary Anne Meyer
Name: MARY ANNE MEYER

Notary Public in and for the State of Washington,
Residing at: Bedou-Woodley WA

My appointment expires: March 5, 2013



For APN/Parcel ID(s): P81850 and 4411-000-083-0005

PARCEL A:

Lot 83, THUNDERBIRD EAST SECOND ADDITION, according to the Plat thereof recorded in Volume 12 of Plats, Pages 80 and 81, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

That portion of Lot 82, THUNDERBIRD EAST SECOND ADDITION, according to the Plat thereof recorded in Volume 12 of Plats, Pages 80 and 81, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Lot 82;
Thence Northeasterly to a point 10 feet West of the corner common to Lots 82, 83 and 84;
Thence East to said corner;
Thence South 36 degrees 16' 16" West along the Westerly line of said Lot 83, 115.97 feet to the point of beginning.

Situated in Skagit County, Washington

EXHIBIT "B"

Exceptions

1. 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, 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 7 feet parallel with and adjacent to the street frontage of all lots, together with those specific easements as shown hereon, 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.

2. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

3. Easement delineated on the face of said plat;
For: Sewer
Affects: Southerly 15 feet of said premises

4. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: March 7, 1980
Auditor's No.: 8003070038, records of Skagit County, Washington
Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife

AMENDED by instrument:

Recorded: October 21, 1980
Auditor's No.: 8010210014, records of Skagit County, Washington

5. Standard Participation Contract, including the terms and conditions thereof
Between: The City of Mount Vernon; and Keith S. Johnson
Dated: February 23, 1981
Recorded: February 24, 1981
Auditor's No.: 8102240052, records of Skagit County, Washington
For: Sewer connection

Said agreement provides that it is a covenant running with the land.

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

