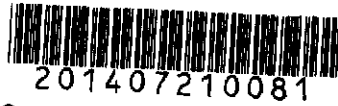


When recorded return to:

Mr. and Mrs. Matthew Pampeyan  
3131 Cherokee Ln  
Mount Vernon, WA 98273



Skagit County Auditor \$74.00  
7/21/2014 Page 1 of 3 11:32AM

Filed for Record at Request of  
Attorney's Title Of Washington, Inc.  
Escrow Number: TCI-38625

148337-0

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTORS Timothy Newall, as his separate property and Laura Anderson, who ~~acquires~~ <sup>acquired</sup> title as Laura Newall, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Matthew Pampeyan and Carmen Pampeyan, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 39, Thunderbird.

AS ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE INCORPORATED HEREIN Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price of greater than \$(120% of sales price - \$288,000.00) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

Tax Parcel Number(s): 3762-000-039-0007 Property I.D. No. P54506

Dated July 14, 2014

Timothy Newall

Laura Anderson

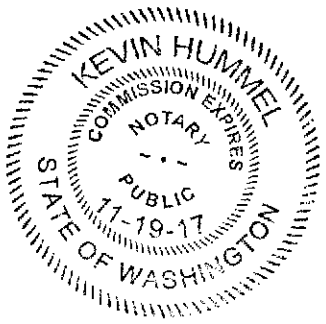
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20142580  
JUL 21 2014

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } SS:

Amount Paid \$4277.<sup>00</sup>  
Skagit Co. Treasurer  
By man Deputy

I certify that I know or have satisfactory evidence that <sup>to</sup> Timothy Newall and Laura Newall is/are the person(s) who appeared before me, and said person(s) acknowledged that ~~he/she/they~~ <sup>he/she</sup> signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/16/14



Notary Public in and for the State of Washington  
Residing at FIRCHES  
My appointment expires: 11/19/17

When recorded return to:

Mr. and Mrs. Matthew Pampeyan  
3131 Cherokee Ln  
Mount Vernon, WA 98273

Filed for Record at Request of  
Attorney's Title Of Washington, Inc.  
Escrow Number: TC1-38625

**Statutory Warranty Deed**

THE GRANTORS <sup>(TP)</sup> Timothy Newall <sup>has his separate estate</sup> and <sup>LA</sup> Laura Newall <sup>Acquired title as Laura Newall</sup> ~~and Laura Newall, husband and wife~~ <sup>Newall as her sep</sup> for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Matthew Pampeyan and Carmen Pampeyan, husband and wife the following described real estate, situated in the County of Skagit, State of Washington <sup>\*\*\*Separate estate</sup>

Abbreviated Legal:

**Lot 39, Thunderbird.**

AS ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE INCORPORATED HEREIN Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price of greater than \$(120% of sales price - \$288,000.00) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

Tax Parcel Number(s): 3762-000-039-0007 Property I.D. No. P54506

Dated July 14, 2014

[Signature]  
Timothy Newall

\_\_\_\_\_  
Laura Newall

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Timothy Newall and Laura Newall is/are the person(s) 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.

Dated: July 15, 2014

[Signature]



Notary Public in and for the State of Washington  
Residing at Bow  
My appointment expires: 04-24-2018



**EXHIBIT A**

Lot 39, "THUNDERBIRD," as per plat recorded in Volume 9 of Plats, pages 34 and 35, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

**SUBJECT TO:**

**Municipal assessments and impact fees, if any, levied by the City of Mount Vernon.**

Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.

Rights reserved in the dedication of the Plat of Thunderbird, as follows:

"Right to make all necessary slopes for cuts and fills, and 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."

Easement as shown on the Plat of Thunderbird, 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 said 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."

**COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.**

Declaration Dated:	June 24, 1968
Recorded:	June 26, 1968
Auditor's No.:	715205
Executed By:	Keith S. Johnson and Alison R. Johnson, husband and wife

