

When recorded return to:
Anthony J. Kopay and Yvonne Marcotte Kopay
4326 Kiowa Drive
Mount Vernon, WA 98273



201408080052

Skagit County Auditor \$75.00
8/8/2014 Page 1 of 4 12:00PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620020562

CHICAGO TITLE
620020562

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gary A. Thor and Jennifer M. Thor, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Anthony J. Kopay and Yvonne Marcotte Kopay, a married
couple

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 150, "THUNDERBIRD EAST FIFTH ADDITION" according to the plat thereof recorded in
Volume 14 of Plats, pages 38 and 39, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P83394 / 4494-000-150-0003

Subject to:

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

Dated: 8-1-14

Gary A. Thor

Gary A. Thor
Jennifer M. Thor

Jennifer M. Thor by Gary A. Thor, her
attorney-in-fact

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
201428104
AUG 08 2014

Amount Paid \$4,900.00
Skagit Co. Treasurer
By *ME* Deputy

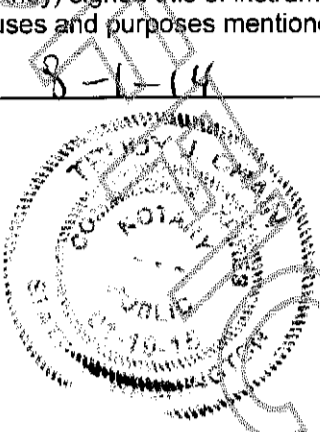
STATUTORY WARRANTY DEED

(continued)

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that
Gary A. Thor
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: 8-1-14



Tracy J. Crain
Name: Tracy J. Crain
Notary Public in and for the State of Washington
Residing at: Skagit
My appointment expires: 1-19-15



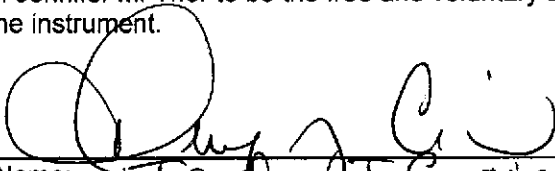
ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of Washington
Skagit County of Skagit

I certify that I know or have satisfactory evidence that Gary A. Thor

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Attorney-in-Fact of Jennifer M. Thor to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8-1-14


Name: Tracy S. Cain
Notary Public in and for the State of WASH.
Residing at: Skagit
My appointment expires: 1-19-15

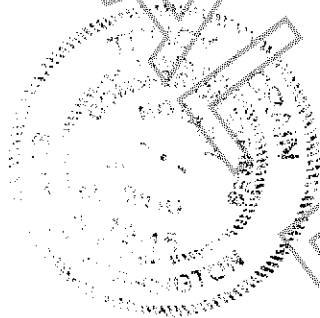


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, 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 on THUNDERBIRD EAST FIFTH ADDITION:

Recording No: 8706260006

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: March 21, 1985
Auditor's No.: 8503210035, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:
The exterior 7 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved Plat of Thunderbird East Fourth Addition; and a 5 foot strip of land, parallel with and adjacent to all interior lot lines, said lot lines as delineated on the final approved Plat of Thunderbird East Fourth Addition
3. Agreement, including the terms and conditions thereof, entered into;
By: City of Mount Vernon
And Between: Gary and Jennifer Thor
Recorded: September 17, 1987
Auditor's No.: 8709170027, records of Skagit County, Washington
Providing: Standard Participation Agreement for sewer connection
Affects: Said premises
4. Covenants, conditions, and restrictions contained in declaration of restriction, 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: July 8, 1987
Auditor's No.: 8707080023, records of Skagit County, Washington
Executed By: Keith S. Johnson, et al
Affects: Said premises and other property
5. Assessments, if any, levied by City of Mount Vernon.
6. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

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.

