



201410290074

Skagit County Auditor \$74.00  
10/29/2014 Page 1 of 3 1:43PM

When recorded return to:  
Kim Fallon  
PO Box 1947  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620022192

CHICAGO TITLE  
620022192

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Rosalie A. Anderson, an unmarried woman  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Kim Fallon, an unmarried woman  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 70, "Thunderbird East Second Addition", according to the plat thereof, recorded in Volume 12  
of Plats, Pages 80 and 81, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P81847, 4411-000-070-0000

Subject to:

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

Dated: October 27, 2014

*Rosalie A Anderson by Yvonne Faye Marcotte*  
Rosalie A. Anderson, by Yvonne Faye Marcotte,  
her Attorney-in-Fact *Attorney-in-Fact*

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*2014 4069*

OCT 29 2014

Amount Paid \$ *4,045.60*

Skagit Co. Treasurer

By *man* Deputy

STATUTORY WARRANTY DEED

(continued)

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that Yvonne Faye Marcotte

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 Rosalie A Anderson to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10-29-14

Cassandra M. Mitchell  
Name: Cassandra M. Mitchell  
Notary Public in and for the State of WA  
Residing at: MT Vernon, WA  
My appointment expires: 3-10-17



201410290074

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 **PLAT OF THUNDERBIRD EAST SECOND ADDITION:**

Recording No: 7910080021

2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: March 7, 1980  
Recording No.: 8003070038

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 21, 1980  
Recording No.: 8010210014

3. Standard Participation Contract, including the terms, covenants and provisions thereof,

Recording Date: February 24, 1981  
Recording No.: 8102240052  
For: Sewer connection

4. Assessments, if any, levied by City of Mount Vernon.  
5. 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.

