



201412090090

Skagit County Auditor

\$73.00

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2 3:46PM

When recorded return to:

Daniel W. Wall and Martha J. Wall
 3713 Shoshone Drive
 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.: 620022714

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald R. Webster and Betty J. Webster, 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 Daniel W. Wall and Martha J. Wall, husband and wife
 the following described real estate, situated in the County of Skagit, State of Washington:

Lot 11, PLAT OF THUNDERBIRD 4, according to the plat thereof recorded in Volume 15 of Plats,
 pages 14 through 16, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P100793 / 4570-000-011-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
 Chicago Title Company Order 620022714, Schedule B, Special Exceptions, which are attached hereto
 and made a part hereof.

Dated: December 8, 2014

Donald R. Webster
 Donald R. Webster

Betty J. Webster
 Betty J. Webster

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Donald R. Webster and Betty J. Webster
 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: December 9, 2014



Marcia J. Jennings

Name: Marcia J. Jennings
 Notary Public in and for the State of WA
 Residing at: Sedro-Woolley, WA
 My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL 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 PLAT OF THUNDERBIRD 4:

Recording No: 9110300055

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 23, 1991
Auditor's No(s): 9107230069, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Strip of land 10 feet in width parallel and coincidental with all streets and roads in said plat
3. Covenants, conditions, restrictions, and easements contained in declaration(s) 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: October 30, 1991
Auditor's No(s): 9110300055, records of Skagit County, Washington
Executed By: Keith Johnson, President, Residential & Commercial Construction, Inc.
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.



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