



201502250038

Skagit County Auditor

\$74.00

2/25/2015 Page

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3 11:25AM

**When recorded return to:**

Aaron Hamblen and Heather Hamblen  
4114 Pueblo Heights  
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.: 620022971

**CHICAGO TITLE**

**620022971**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Vincent W. Kucera and Marcia R. Kucera, 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 Aaron Hamblen and Heather Hamblen, a married couple

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

**PARCEL A:**

Lot 109, THUNDERBIRD EAST FIRST ADDITION, according to the plat thereof recorded in Volume 12 of Plats, pages 20, 21 and 22, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**PARCEL B:**

Lot 109A, THUNDERBIRD EAST FOURTH ADDITION, according to the plat thereof recorded in Volume 14 of Plats, pages 10 and 11, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**PARCEL C:**

An easement for ingress, egress and utilities over and across the Southwesterly 20 feet of Tracts 107 and 108, Thunderbird East First Addition, according to the plat thereof recorded in Volume 12 of Plats, pages 20, 21 and 22, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P80862, 4379-000-109-0005, P83215, 4476-000-109-0057

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015556  
FEB 25 2015

Amount Paid \$6057.00  
Skagit Co. Treasurer  
By *mem* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: February 9, 2015

Vincent W. Kucera  
Vincent W. Kucera

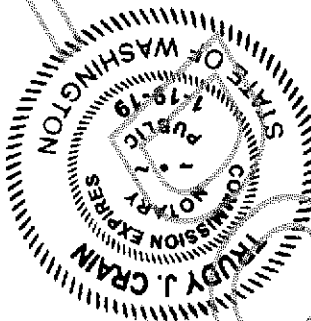
Marcia R. Kucera  
Marcia R. Kucera

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Vincent W. Kucera & Marcia R. Kucera  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 2-13-15

Trudy J. Crain  
Name: Trudy J. Crain  
Notary Public in and for the State of WASH  
Residing at: Orles  
My appointment expires: 1-19-19



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**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 **THUNDERBIRD EAST FIRST ADDITION:**

Recording No: 882890

2. Standard Participation Contract for sewer connection, including the terms and conditions thereof;  
Between: City of Mount Vernon and Kirk and Lale Campbell  
Dated: September 8, 1988  
Recorded: September 27, 1988  
Auditor's No.: 8809270054, records of Skagit County, Washington  
Affects: Parcel A

3. 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: September 7, 1978  
Auditor's No.: 886974, records of Skagit County, Washington  
Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife, and Island Savings and Loan Association  
Affects: Parcel A

4. 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 **THUNDERBIRD EAST FOURTH ADDITION:**

Recording No: 8506270044

5. 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 1, 1985  
Auditor's No.: 8507010025, records of Skagit County, Washington  
Affects: Parcel B

6. Covenants, conditions and restrictions 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: October 28, 2009  
Recording No.: 200910280120  
Affects: Said premises

7. Assessments, if any, levied by City of Mount Vernon.  
8. City, county or local improvement district assessments, if any.



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