



201505010116

When recorded return to:  
Alex Meryweather and Rose Meryweather  
2323 191st Street Southwest  
Lynnwood, WA

Skagit County Auditor \$73.00  
5/1/2015 Page 1 of 2 4:04PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620023661

CHICAGO TITLE

620023661

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Kuipers, Jr. and Mary Margaret Kuipers, 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 Alex Meryweather and Rose Meryweather, a married couple  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 6, Thunderbird West, as per plat recorded in Volume 12 of Plats, pages 29 and 30, records of  
Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P80920 / 4383-000-006-0003

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620023661, Schedule B, Special Exceptions, which are attached hereto  
and made a part hereof.

Dated: April 29, 2015

John Kuipers, Jr.  
John Kuipers, Jr.

Mary Margaret Kuiper  
Mary Margaret Kuipers

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20151514

MAY 01 2015

Amount Paid \$ 3,912.10  
Skagit Co. Treasurer  
By MB Deputy

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that  
John Kuipers Jr + Mary Margaret Kuipers  
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: April 29, 2015

KATHERYN A. FREEMAN  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 9-01-2018

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish  
My appointment expires: 9-01-2018

**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 WEST:  
  
Recording No. 888020
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: James W. Curtis  
Purpose: Ingress and egress  
Recording Date: November 7, 1911  
Recording No.: 87454  
Affects: The East half of the Northeast quarter of the Northwest quarter
3. Standard participation contract certificate of payment and release for sewer connection charge, and the terms and conditions therein;  
  
Executed by: City of Mount Vernon and Brachvogel Construction  
Recording Date: June 10, 1980  
Recording No.: 800610007
4. Assessments, if any, levied by City of Mount Vernon.
5. City, county or local improvement district assessments, if any.
6. 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.