

**When recorded return to:**

Walter E. Huffman and Constance L. Huffman  
5295 Parkridge Place  
Sedro Woolley, WA 98284



Skagit County Auditor  
7/7/2015 Page 1 of 4 11:45AM \$75.00

Filed for records at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620024509

**CHICAGO TITLE**  
**620024509 STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gregory J. Thrumer and Robin A. Thrumer, husband and wife, as to an undivided 50% interest and Steven A. Omdal, Unmarried, as his separate estate, as to an undivided 50% interest for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Walter E. Huffman and Constance L. Huffman, a married couple

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

Lot 17, 18, 19 and 20, THYME SQUARE BINDING SITE PLAN, approved October 19, 2005, and recorded November 10, 2005, under Auditor's File No. 200511100117, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P123744 / 8062-000-017-0000, P123745 / 8062-000-018-0000, P123746 / 8062-000-019-0000, P123747 / 8062-000-020-0000,

Subject to:

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

Dated: July 2, 2015

\_\_\_\_\_  
Gregory J. Thrumer

\_\_\_\_\_  
Robin A. Thrumer

\_\_\_\_\_  
Steven A. Omdal

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015 2584  
JUL 07 2015

Amount Paid \$1,785.<sup>00</sup>  
Skagit Co. Treasurer  
By *mlm* Deputy

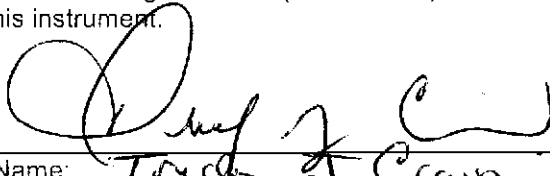
STATUTORY WARRANTY DEED

(continued)

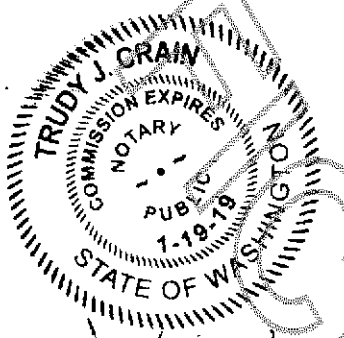
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Steven D. Omdal  
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: 7-02-15



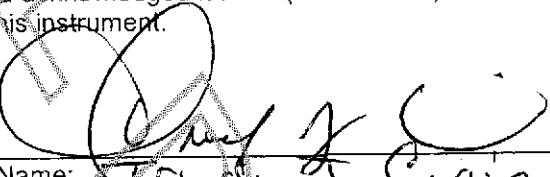
Name: Trudy J. Crain  
Notary Public in and for the State of WASH  
Residing at: Wash  
My appointment expires: 1-19-19



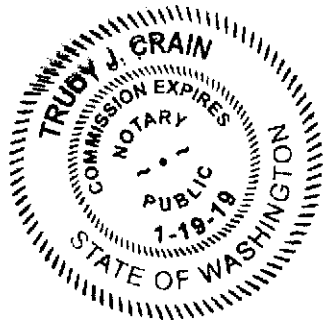
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Corey J. Thamer + Robin A Thamer  
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: 7-06-15



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



**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 **THYME SQUARE BINDING SITE PLAN**;

Recording No: 200511100117

2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: March 7, 2003

Auditor's No(s): 200303070186, records of Skagit County, Washington

Executed By: TYA Partners, a Washington general partnership

As Follows: Five (5) years no part used for or operated as grocery store

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: July 18, 2005

Auditor's No(s): 200507180085, records of Skagit County, Washington

In favor of: Public Utility District No. 1 of Skagit County, a municipal corporation

For: Construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities along with necessary appurtenances for the transportation and control of water and electronic information

Affects: Roadways and a portion of each lot adjacent to roadways

4. Covenants, conditions, restrictions, assessments and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: November 10, 2005

Auditor's No(s): 200511100116, records of Skagit County, Washington

Executed By: The Great American Dream, Inc.

5. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: February 14, 2005

Auditor's No.: 200502140151 and 200502140150, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: Underground electric system, together with necessary appurtenances

6. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: February 14, 2007

Auditor's No(s): 200702140052, records of Skagit County, Washington

In favor of: Comcast of Washington IV, Inc.

For: Broadband communications system

Note: Exact location and extent of easement is undisclosed of record.

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: November 10, 2005

Auditor's No(s): 200511100116, records of Skagit County, Washington

Imposed By: The Great American Dream, Inc.

**EXHIBIT "A"**

Exceptions  
(continued)

8. Assessments, if any, levied by City of Sedro-Woolley.
9. City, county or local improvement district assessments, if any.