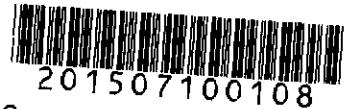


When recorded return to:  
Jay H. Cullup and Linda L. Cullup  
1209 Crow Lane  
Mount Vernon, WA 98273



Skagit County Auditor  
7/10/2015 Page 1 of 4 4:22PM \$75.00

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620024203

**CHICAGO TITLE**  
**620024203 STATUTORY WARRANTY DEED**

THE GRANTOR(S) Janice M. Whitson, Unmarried as her separate estate, Sharon La Rue, as her separate estate for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration

in hand paid, conveys, and warrants to Jay H. Cullup and Linda L. Cullup, Husband and Wife

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

Lot 56, THUNDERBIRD EAST SECOND ADDITION, according to the plat thereof, recorded in Volume 12 of Plats, pages 80 and 81, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P81833 / 4411-000-056-0008

Subject to:

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

Dated: June 23, 2015

*Janice M. Whitson*  
Janice M. Whitson  
*Sharon La Rue*  
Sharon La Rue

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20152679  
JUL 10 2015

Amount Paid \$ 4277.<sup>00</sup>  
Skagit Co. Treasurer  
By *man* Deputy

STATUTORY WARRANTY DEED

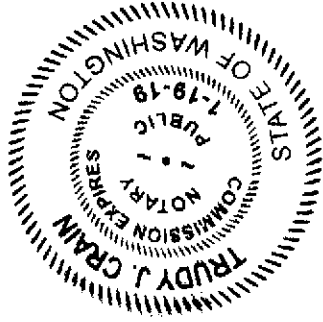
(continued)

State of Washington  
County of Skaagit

I certify that I know or have satisfactory evidence that Janice M. Whitson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7-9-15

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



UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Sharon LeRue the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

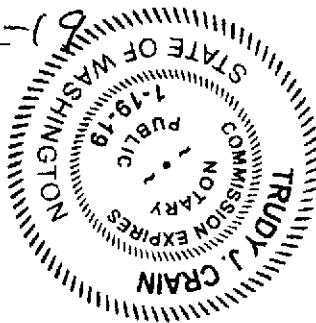
Dated: 7-10-15

Name: Trudy J. Crain

Notary Public in and for the State of Wash

Residing at: asky dr

My appointment expires 7-19-19



UNOFFICIAL DOCUMENT

## 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 THUNDERBIRD EAST SECOND ADDITION:

Recording No: 7910080021

2. 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: March 7, 1980

Auditor's No.: 8003070038, records of Skagit County, Washington

Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife

AMENDED by instrument:

Recorded: October 21, 1980

Auditor's No.: 8010210014, records of Skagit County, Washington

3. Standard Participation Contract, including the terms and conditions thereof  
Between: The City of Mount Vernon; and Keith S. Johnson  
Dated: February 23, 1981  
Recorded: February 24, 1981  
Auditor's No.: 8102240052, records of Skagit County, Washington  
For: Sewer connection

Said agreement provides that it is a covenant running with the land.

4. 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 (amounts do not include interest and penalties):

Year: 2015

Tax Account No.: P81833 / 4411-000-056-0008

Tax Code/Located In: 0933

Assessed Value: \$200,600.00

General and Special Taxes: Billed: \$2,945.61, Full Year

Paid: \$1,472.84

Unpaid: \$1,472.77

5. In the event that the Land is occupied or intended to be occupied by the owner and a spouse or registered domestic partner as a homestead, the conveyance or encumbrance of the Land must be executed and acknowledged by both spouses or both registered domestic partners, pursuant to RCW 6.13 which now provides for an automatic homestead on such Land.