

When recorded return to:
Susan D Alexander, Trustee
1011 Nez Perce Drive
Mount Vernon, WA 98273



Skagit County Auditor
8/14/2015 Page

1 of 3 11:58AM
\$74.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024588

CHICAGO TITLE 620024588

STATUTORY WARRANTY DEED

THE GRANTOR(S) Roger A Valentine and Pamela A Valentine, 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 Susan D Alexander, Trustee of the Susan D Alexander Living
Trust Under Declaration of Trust Dated March 11, 2011

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

Lot 141, 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

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

Tax Parcel Number(s): P83219, 4476-000-141-0007

Subject to:

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

Dated: August 12, 2015

Roger A Valentine

Pamela A Valentine

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20153199

AUG 14 2015

Amount Paid \$1668.00
Skagit Co. Treasurer
By MB Deputy

STATUTORY WARRANTY DEED

(continued)

State of WA

County of SKagit

I certify that I know or have satisfactory evidence that

Roger A Valentine and Pamela A Valentine

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: 8-13-15

Cassandra M Mitchell
Name: Cassandra M Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon
My appointment expires: 3-10-17

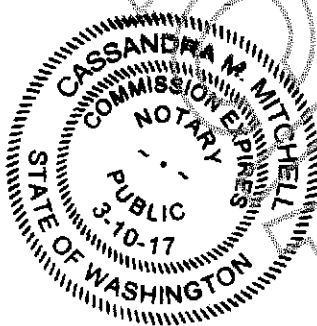


EXHIBIT "A"
Exceptions

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 Fourth Addition:

Recording No. 8506270044

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 21, 1985
Auditor's No(s): 8503210035, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Co.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The exterior 7 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved Plat of Thunderbird East Fourth Addition; and a 5 foot strip of land, parallel with and adjacent to all interior lot lines, said lot lines as delineated on the final approved Plat of Thunderbird East Fourth Addition
3. Covenants, conditions, and restrictions 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: July 1, 1985
Auditor's No(s): 8507010025, records of Skagit County, Washington
Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife
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.