



201509160084

Skagit County Auditor

\$75.00

9/16/2015 Page

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4 4:03PM

When recorded return to:

Ronald L. Miller, The Stanley A. Miller Revocable Trust dated May 15, 2003, The Miller 1993 Family Trust dated May 10, 1993
222 NW 52nd Street
Seattle, WA 98107

Recorded at the request of:

File Number: 109952

POOR ORIGINAL

Statutory Warranty Deed

109952
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Larry A. Dontos and Glenda Faye Dontos, as Trustees of The Larry A. Dontos and Glenda F. Dontos Revocable Living Trust dated April 9, 2015 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to GRANTEE Stanley A. Miller, Trustee of the Stanley A. Miller Revocable Trust dated May 15, 2003; Wayne F. Miller and Joan M. Miller, Trustees of the Miller 1993 Family Trust dated May 10, 1993; Ronald L. Miller, a married man, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot E, Replat of Lot 8, Thunderbird Village Third Addn.

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P83527, 4505-000-005-0007

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX20153760
SEP 16 2015

Dated

9/14/15

Amount Paid \$5345.00
By: [Signature] Skagit Co. Treasurer Deputy

DONTOS REVOCABLE LIVING TRUST

[Signature] TRUSTEE
By: Larry A. Dontos, Trustee

[Signature] Trustee
By: Glenda Faye Dontos, Trustee

STATE OF TEXAS
COUNTY OF HOOD } SS:

I certify that I know or have satisfactory evidence that Larry A Dontos and Glenda Faye Dontos is the person who appeared before me, and said person acknowledged that They signed this instrument and acknowledged it as the Trustee of Dontos Revocable Living Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

9/14/15

Notary Public in and for the State of

Texas
Residing at 3301 FALL CREEK HWY, GRANBURY, TX 76049

My appointment expires: 5/1/16

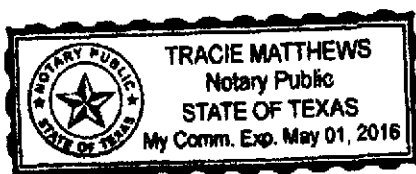


EXHIBIT A

Lot E, "REPLAT OF LOT 8, THUNDERBIRD VILLAGE THIRD ADDITION", as per plat recorded in Volume 14 of Plats, page 64, records of Skagit County, Washington.

TOGETHER WITH that certain "Road, Access and Utilities Easement", 30 feet in width as shown on the face of said plat.

ALSO TOGETHER WITH that certain Non-Exclusive Easement for the maintenance and repair of an existing sewer line over, under and across the following described tract:

An easement 10 feet in width, being 5 feet on either side of the centerline of the existing and as built sewer line as it traverses through Lots B and C, "REPLAT OF LOT 8, THUNDERBIRD VILLAGE THIRD ADDITION", as per plat recorded in Volume 14 of Plats, page 64, records of Skagit County, Washington as granted by instrument recorded April 24, 1995, under Auditor's File No. 9504240062 executed by William L. and Jane Kerr.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: P.U.D. #1
Recorded: May 9, 1955
Auditor's No.: 517516
Purpose: Water lines
Area Affected: A portion of access easement

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1
Recorded: May 9, 1955
Auditor's No.: 517515
Purpose: Right to lay, maintain, operate, relay and remove at any time
a pipe or pipes, line or lines, for the transportation of water,
with right of ingress and egress
Area Affected: Portion of access easement

C. Right to cuts and fills in connection with road along the West line of the subject property as granted Skagit County by Deed dated April 25, 1973, and recorded April 26, 1973, under Auditor's File No. 784113.

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Replat of Lot 8 Thunderbird Village Third Addition
Recorded: December 13, 1988
Auditor's No.: 8812130070

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: December 27, 1988
Auditor's No.: 8812270034
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects: A 10 foot wide strip of land having 5 feet on each side of centerline described as follows:

Being located as constructed or to be constructed on the subject property, more particularly described as follows: Beginning at a point on the West line of said property that is approximately 205 feet North of the Southwest corner thereof; thence following the approximate bearings and distances; South 89 degrees 30' East, 182 feet; South 75 degrees 30' East, 60 feet; North 71 degrees 30' East, 90 feet to its terminus.
(Affects access easement)

F. TERMS AND CONDITIONS OF JOINT USE AND MAINTENANCE AGREEMENT:

Recorded: August 5, 1991
Auditor's No.: 9108050044

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Dated: March 22, 1993
Recorded: March 26, 1993
Auditor's No.: 9303260064
Purpose: Water pipeline
Area Affected: Southerly 10 feet

H. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon
And: Joe Woodmansee
Dated: October 11, 1988
Recorded: November 29, 1988
Auditor's No.: 8811290040

By said instrument, the City of Mount Vernon also acknowledged payment of \$700.00.

Affects: Subject property and other property