

UNRECORDED

When recorded return to:  
Jason Paul Walters  
320 S 28th Street  
Mount Vernon, WA 98274



201603110083

Skagit County Auditor \$75.00  
3/11/2016 Page 1 of 3 3:27PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620025370

CHICAGO TITLE  
620025370

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Douglas Mcjunkin and Rhonda Mcjunkin, 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 Jason Paul Walters, a married individual as his separate estate

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

Lot 32, Plat of Eastmont, as per plat recorded in Volume 15 of plats, pages 199 through 201,  
inclusive, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P106575 / 4637-000-032-0001.

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 806

MAR 11 2016

Amount Paid \$ 3743<sup>00</sup>  
Skagit Co. Treasurer  
By MF Deputy

Dated: March 9, 2016

Douglas Mcjunkin

Rhonda Mcjunkin

30 Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$252,000.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

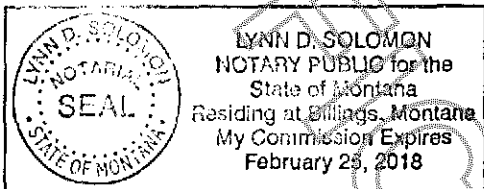
STATUTORY WARRANTY DEED

(continued)

State of Montana  
Yester Co. of Billings MT

I certify that I know or have satisfactory evidence that  
Paula's organization and friends in person  
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: 10 March 2016



[Signature]  
Name: Lynn D. Solomon  
Notary Public in and for the State of Montana  
Residing at: Billings MT  
My appointment expires: 2/25/2018

**EXHIBIT "A"**  
Exceptions

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 Plat of Eastmont:

Recording No: 9410110061

2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: October 27, 1994  
Recording No.: 9410270072

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Eastmont Association  
Recording Date: October 27, 1994  
Recording No.: 9410270073

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.