

When recorded return to:

Roger A. Phillip, Manager
13 Tumbling Water Dr
Bellingham, WA 98229



201605130088

Skagit County Auditor

\$74.00

5/13/2016 Page

1 of

2 1:53PM

Filed for Record at Request of
Attorney's Title Of Washington, Inc.
Escrow Number: TC1-43005

Land Title and Escrow

Statutory Warranty Deed

#154040-0

THE GRANTOR Stanley Slater, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MaddHouse Property Solutions, A Nevada Limited Liability Company, a Washington Corporation the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 69, Thunderbird

AS ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE INCORPORATED
HEREIN

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 of greater than \$ 198,000.00 (120% of sales price) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee

Tax Parcel Number(s): P54538/3762-000-069-0000

Dated May 4, 2016

Stanley Slater
Stanley Slater

20161892
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

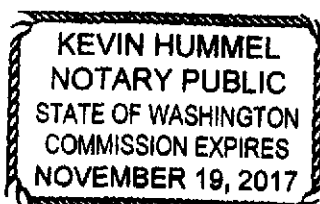
MAY 13 2016

Amount Paid \$ 2942.00
By MF Skagit Co. Treasurer Deputy

STATE OF WASHINGTON
COUNTY OF KING } SS:

I certify that I know or have satisfactory evidence that Stanley Slater
is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 5/4/16



Kevin Hummel
Notary Public in and for the State of WASHINGTON
Residing at Firecrest
My appointment expires: 11/19/17

EXHIBIT A

Lot 69, "THUNDERBIRD," as per plat recorded in Volume 9 of Plats, pages 34 and 35, records of Skagit County, Washington.

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

SUBJECT TO:

Municipal assessments and impact fees, if any, levied by the City of Mount Vernon.

Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.

Rights reserved in the dedication of the Plat of Thunderbird, as follows:

"Right to make all necessary slopes for cuts and fills, and right to continue to drain said roads over and across any lot or lots, where water might take a natural course in the original reasonable grading of the roads shown hereon."

Easement as shown on the Plat of Thunderbird, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power and Light Company and their respective successors and assigns under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of said boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes."

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated:	June 24, 1968
Recorded:	June 26, 1968
Auditor's No.:	715205
Executed By:	Keith S. Johnson and Alison R. Johnson, husband and wife