

When recorded return to:
Douglas Dallman and Kellian England
4115 Seneca Drive
Mount Vernon, WA 98273



201605270163

Skagit County Auditor \$75.00
5/27/2016 Page 1 of 3 3:47PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620026531

CHICAGO TITLE
620026531

STATUTORY WARRANTY DEED

THE GRANTOR(S) Leonard E. Hornbeck, an unmarried man
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Douglas Dallman and Kellian England, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 18, THUNDERBIRD EAST THIRD ADDITION, according to the plat thereof recorded in
Volume 13 of Plats, pages 69 and 70, records of Skagit County, Washington.

Situated in Skagit County, Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P82758 / 4455-000-018-0002

Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: May 27, 2016

Leonard E. Hornbeck

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20162145

MAY 27 2016

Amount Paid \$ 5167.00
Skagit Co. Treasurer
By *Mh* Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that
Leonard E Hornbeck
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: May 27, 2016

Lourea L Garka
Name: Lourea L Garka
Notary Public in and for the State of WASHINGTON
Residing at: ARLINGTON
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 10-27-2018

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 THIRD ADDITION:

Recording No. 8306170021

2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: June 17, 1983

Auditor's No(s): 8306170022, records of Skagit County, Washington

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

3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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.