

When recorded return to:
Jake Petterson and Megan Petterson
2921 Iroquois Drive
Mount Vernon, WA 98273



201610110169
Skagit County Auditor \$76.00
10/11/2016 Page 1 of 4 3:41PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

GUARDIAN NORTHWEST TITLE CO.

112478

Escrow No.: 620028877

STATUTORY WARRANTY DEED

THE GRANTOR(S) Maddhouse Property Solutions, a Nevada Limited Liability Company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jake Petterson and Megan Petterson, Husband and wife

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

See attached Legal per exhibit "A" made a part hereof:

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

Lot 69, Thunderbird


Tax Parcel Number(s): P54538,

Dated: October 7, 2016

Subject to: Easements, Restrictions and reservations of record per exhibit "B"

Maddhouse Property Solutions, a Nevada Limited Liability Company

BY:


Roger A. Phillip
Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20164653
OCT 11 2016

Amount Paid \$ 68582

Skagit Co. Treasurer

By 

Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that Roger A. Phillip

(is) are the person(s) who appeared before me, and said person acknowledged that (he) (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the manager of Mudhouse & Property Solutions, a Nevada LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 7, 2016

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

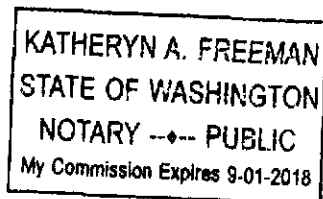


Exhibit "A"
Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

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

Exhibit "B"
SCHEDULE "B-1"

EXCEPTIONS:

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

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

B. 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:

Plat/Subdivision Name: Thunderbird
Recorded: January 16, 1967
Auditor's No.: 693440