

When recorded return to:
Jon D. Manier and Ruthie L. Manier
4311 Apache Drive
Mount Vernon, WA 98273



Skagit County Auditor
10/25/2016 Page 1 of 3 3:32PM \$75.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620028635

Escrow No.: 620028635

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steve Roemish and Jami Roemish, 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

Jon D. Manier and Ruthie L. Manier, a married couple

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

Lot 2, THUNDERBIRD CREEK, according to the plat thereof, recorded in Volume 14 of Plats, pages 162 and 163, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P95746, 4549-000-002-0001

Subject to:

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

Dated: October 21, 2016

Steve Roemish

Jami Roemish

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20164860
OCT 25 2016

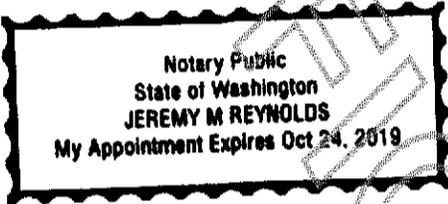
Amount Paid \$6,306.20
Skagit Co. Treasurer
By *adm* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Steve Reemish & Jami Reemish
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: 10/25/2016




Name: Jeremy m Reynolds
Notary Public in and for the State of Washington
Residing at: Lake Stevens
My appointment expires: 10/24/2019

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.

Recording No.: Volume 14, pages 162 and 163

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
Purpose: Sanitary sewer and pedestrian path
Recording Date: December 19, 1990
Recording No.: 9012190017
Affects: South 15 feet of said premises

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Pipe or pipes, line or lines for the transportation of water
Granted to: Public Utility District No. 1 of Skagit County
Recording Date: February 20, 1961
Recording No.: 604357

4. 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 City of Mount Vernon Short Plat NO. MV-1-81.

Recording No.: 8101090040

5. City of Mt. Vernon Ordinance No. 2351, including the terms, covenants and provisions thereof;

Recording Date: September 12, 1989
Recording No.: 8909120080

6. City of Mt. Vernon Ordinance No. 2400, including the terms, covenants and provisions thereof;

Recording Date: July 3, 1990
Recording No.: 9007030045

7. Agreement including the terms, covenants and provisions thereof:

Executed by: City of Mt. Vernon and Joseph Woodmansee and Kimberly Woodmansee, husband and wife; and M.R. Nilson Construction, Inc.
Regarding: Formation of Local Improvement District
Recording Date: August 1, 1990
Recording No.: 9008010029

8. Assessments, if any, levied by City of Mount Vernon.

9. City, county or local improvement district assessments, if any.

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.