

When recorded return to:  
Jerrad Ely and Katherine L. Ely  
3610 Mohawk Court  
Mount Vernon, WA 98273



201611180107

Skagit County Auditor \$77.00  
11/18/2016 Page 1 of 5 3:58PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
620029197

Escrow No.: 620029197

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephen J. Roemish and Jami L. Roemish, husband and wife and Riordan E. Sims, an unmarried person, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Jerrad Ely and Katherine L. Ely, a married couple

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

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

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

Lot(s): PTN 24 THUNDERBIRD 4 Tax/Map ID(s):

Tax Parcel Number(s): P100809 / 4570-000-024-0003,

Subject to:

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

2016 \$255  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 18 2016

Amount Paid \$ 5879  
By Skagit Co. Treasurer  
Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 16, 2016

*Stephen J. Roemish*  
Stephen J. Roemish

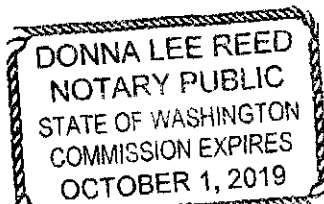
*Jami L. Roemish*  
Jami L. Roemish

*Riordan E. Sims*  
Riordan E. Sims

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Riordan E. Sims is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

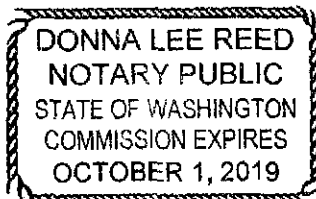
Dated: 11/17/16



State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Stephen J. Roemish and Jami L. Roemish are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/17/16



*Donna Lee Reed*  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Wenatchee, WA  
My appointment expires: 10/1/2019

*Donna Lee Reed*  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Wenatchee, WA  
My appointment expires: 10/1/2019

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P100809 / 4570-000-024-0003**

---

**PARCEL A:**

Lot 24, "PLAT OF THUNDERBIRD 4," according to the plat thereof recorded in Volume 15 of Plats, pages 14 through 16, records of Skagit County, Washington.

EXCEPT that portion thereof conveyed to Mohawk Court Owners' Association by deed recorded December 13, 1995 under Auditor's File No. 9512130057.

**PARCEL B:**

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across that portion of said Lot 24 conveyed to Mohawk Court Owner's Association by deed recorded December 13, 1995 under Auditor's File No. 9512130057.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 face of PLAT THUNDERBIRD 4:

Recording No: 9110300055

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SHORT PLAT:

Recording No: 9105310017

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

Granted to: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line,  
together with necessary appurtenances  
Recording Date: July 23, 1991  
Recording No: 9107230069  
Affects: Portion of property herein described and includes other property

4. 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 30, 1991  
Recording No.: 911030056

5. Matters contained in that certain Road Maintenance Agreement which document, among other things, may provide for liens and charges.

Recording Date: December 5, 1994  
Recording No.: 9412050094

Reference is hereby made to said document for full particulars.

## EXHIBIT "B"

### Exceptions (continued)

6. 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: December 13, 1995

Recording No.: 9512130057

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Mount Vernon.
9. Assessments, if any, levied by Mohawk Court Owners Association.