

When recorded return to:
Carl E. Bylund and Barbara A. Bylund
3903 Apache Drive
Mount Vernon, WA 98273



Skagit County Auditor \$74.00
11/23/2016 Page 1 of 2 2:10PM

Recorded at the request of:
Guardian Northwest Title
File Number: 112402

Statutory Warranty Deed

112402
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Joseph McClimon and Laura McClimon, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Carl E. Bylund and Barbara A. Bylund, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 76 and Ptn. Lot 77, Thunderbird East First Addn.

Tax Parcel Number(s): P80836, 4379-000-076-0004

Lot 76 and that portion of Lot 77, "THUNDERBIRD EAST FIRST ADDITION", as per plat recorded in Volume 12 of Plats, Pages 20, 21 and 22, records of Skagit County, Washington described as follows:

Beginning at the Southwest corner of said Lot 77: thence North 25 degrees, 15'00" West, a distance of 152.12 feet to the Northwest corner thereof; thence North 64 degrees, 45'00" East, a distance of 11.46 feet; thence South 20 degrees, 56'38" West, a distance of 152.55 feet to the point of beginning. This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 11-16-16

Joseph McClimon
Joseph McClimon

Laura McClimon
Laura McClimon

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20165322
NOV 23 2016
Amount Paid \$ 5098.00
Skagit Co. Treasurer
By [Signature] Deputy

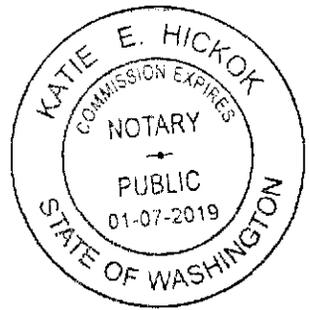
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Joseph McClimon and Laura McClimon, the persons 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.

Date: 11-16-16

[Signature]

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1/07/2019



SCHEDULE "B-1"

EXCEPTIONS:

A. 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 East First Addition
Recorded: July 6, 1978
Auditor's No: 882890

B. 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: September 5, 1978
Recorded: September 7, 1978
Auditor's No.: 886974
Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife, and Island Savings and Loan Association

C. STANDARD PARTICIPATION CONTRACT, INCLUDING TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation
And: Keith Johnson
Dated: February 12, 1981
Recorded: February 18, 1981
Auditor's No.: 8102180037
Providing: Right to connect subject property to City sewer