

When recorded return to:
Joseph Thomas and Dorlean Thomas
415 South 28th Street
Mount Vernon, WA 98273

201706160076
Skagit County Auditor
6/16/2017 Page 1 of \$75.00
3 11:32AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620030716

Escrow No.: 620030716

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenneth M. Malmkar and Karen A. Malmkar, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Joseph Thomas and Dorlean Thomas, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 17, PLAT OF EASTMONT, according to the Plat thereof recorded in Volume 15 of Plats,
Pages 199 through 201, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P106560/ 4637-000-017-0006

Subject to:

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

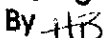
Dated: June 7, 2017


Kenneth M. Malmkar


Karen A. Malmkar

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172652
JUN 16 2017

Amount Paid \$ 4811.00
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 Kenneth M. Malmkar and Karen A. Malmkar
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: June 13, 2017

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

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"

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 PLAT OF EASTMONT.
Recording No: 9410110061
2. Terms and conditions of the City of Mount Vernon Ordinance;
Recorded: July 18, 1990
Auditor's No.: 9007180053, records of Skagit County, Washington
3. 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: October 27, 1994
Auditor's No(s): 9410270072, records of Skagit County, Washington
Executed By: John Hocking, John Lind, and Sandra Hocking
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: October 27, 1994
Auditor's No(s): 9410270073, records of Skagit County, Washington
Imposed By: John Hocking, John Lind, and Sandra Hocking
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Mount Vernon.
7. Assessments, if any, levied by Eastmont Association.

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.