

When recorded return to:  
Debra E Blaurock  
3601 Mohawk Drive  
Mount Vernon, WA 98273



Skagit County Auditor \$76.00  
7/7/2017 Page 1 of 4 11:48AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031526

CHICAGO TITLE  
620031526

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Abigail S Garcia, Successor Trustee of The Harvey and Priscilla Jansen Living Trust, dated January 16, 2017

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Debra E Blaurock, an unmarried person

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

Lot 22, "PLAT OF THUNDERBIRD 4," according to the plat thereof recorded in Volume 15 of Plats, pages 14 through 16, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P100807 / 4570-000-022-0001

Subject to:

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

Dated: July 5, 2017

The Harvey and Priscilla Jansen Living Trust, dated January 16, 2017

BY: Debra E Blaurock Successor  
Abigail S Garcia, Successor Trustee Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20173069  
JUL 07 2017

Amount Paid \$ 6288.40  
Skagit Co. Treasurer  
By HB Deputy

STATUTORY WARRANTY DEED

(continued)

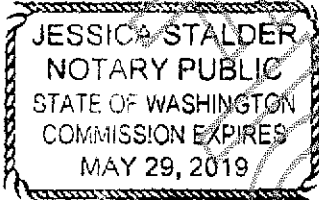
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Abigail S. Garcia

is are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Successor trustee of The Harvey-Jansen Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7-5-17



*Jessica Stalder*

Name: Jessica Stalder  
Notary Public in and for the State of WA  
Residing at: Mt Vernon, WA  
My appointment expires: 5-29-19

**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 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.: 9110300056

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

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

Matters contained in that certain Deed and Declaration of Covenants requiring Private Maintenance Agreement which document, among other things, may provide for liens and charges.

Reference is hereby made to said document for full particulars.

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

**EXHIBIT "A"**

**Exceptions  
(continued)**

8. Assessments, if any, levied by City of Mount Vernon.
9. Assessments, if any, levied by Mohawk Court Owners 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.