

AFTER RECORDING MAIL TO:

Mr. and Mrs. Don Niman
3813 Apache Drive
Mount Vernon, WA 98273



Skagit County Auditor
7/20/2017 Page 1 of 3 3:14PM \$76.00

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-163551-OE

Land Title and Escrow **Statutory Warranty Deed**

THE GRANTOR BETTY FRYDENLUND, an unmarried person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DON NIMAN and CYNTHIA NIMAN, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 74, THUNDERBIRD EAST 1st Add

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 4379-000-074-0006, P80834

Dated July 19, 2017
Betty Frydenlund
Betty Frydenlund

20173333
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 20 2017
Amount Paid \$ 5968.00
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Betty Frydenlund

is the person who appeared before me, and said person acknowledged that signed this instrument and acknowledged it to be her free and voluntary act for the he/she

uses and purposes mentioned in this instrument.

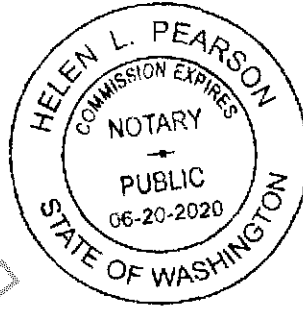
Dated: July 20, 2017

Helen L Pearson

Notary Public in and for the State of Washington

Residing at Starwood

My appointment expires: 6-20-2020



UNOFFICIAL DOCUMENT

EXHIBIT A

Lot 74, "THUNDERBIRD EAST FIRST ADDITION," as per plat recorded in Volume 12 of Plats, pages 20, 21 and 22, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

SUBJECT TO:

A. Provisions set forth in the dedication of said plat, as follows:

Right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads shown hereon.

B. Easement provisions set forth on the face of the Plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power & Light Company, the Continental Telephone Company of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and Nationwide Cablevision, Inc., and their respective successors and assigns under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water and television service, together with the right to enter upon the lots at all times for the purposes stated."

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

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