

When recorded return to:
Ilya Novichenko
1120 North Waugh Road
Mount Vernon, WA 98273



201710270113

Skagit County Auditor \$76.00
10/27/2017 Page 1 of 3 1:48PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175061
OCT 27 2017

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032447

Amount Paid \$ 4722.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

CHICAGO TITLE
620032447

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kim Fallon, an unmarried person, as her 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 Ilya Novichenko, a single man

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

Lot 70, "Thunderbird East Second Addition", according to the plat thereof, recorded in Volume 12 of Plats, Pages 80 and 81, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P81847 / 4411-000-070-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 24, 2017

Kim Fallon
Kim Fallon

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kim Fallon is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 27, 2017

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: ARLINGTON
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 THUNDERBIRD EAST SECOND ADDITION:**

Recording No: 7910080021

2. 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: March 7, 1980

Recording No.: 8003070038

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 21, 1980

Recording No.: 8010210014

3. Standard Participation Contract, including the terms, covenants and provisions thereof;

Recording Date: February 24, 1981

Recording No.: 8102240052

For: Sewer connection

4. Skagit County Right to Farm Disclosure

Recording Date: October 29, 2014

Recording No.: 201410290073

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

6. Assessments, if any, levied by City of Mount Vernon.