

**When recorded return to:**

Richard Gonzalez and Beverly Castro  
3200 East Fir Street  
Mount Vernon, WA 98273



201802120142

Skagit County Auditor

\$76.00

2/12/2018 Page

1 of

3 11:32AM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032237

CHICAGO TITLE  
620032237

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Chad C. Classen and April M. Classen, who acquired title as April M. McIlvain, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Richard Gonzalez and Beverly Castro, Husband and Wife as Joint Tenants

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

Lot 31, THUNDERBIRD, according to the plat thereof, recorded in Volume 9 of Plats, pages 34 and 35, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P54498 / 3762-000-031-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018543  
FEB 12 2018

Amount Paid \$5781.10  
Skagit Co. Treasurer  
By [Signature] Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 8, 2018



Chad C. Classen



April M. Classen

State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that

Chad C. Classen & April M. Classen

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: 2/9/18

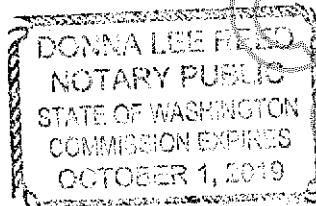


Name: Donna Lee Reed

Notary Public in and for the State of Washington

Residing at: Maple Valley, WA

My appointment expires: 10/1/2019



**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 THUNDERBIRD:

Recording No: 693440

2. 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: June 16, 1968

Auditor's No(s).: 715205, records of Skagit County, Washington

Executed By: Keith S. Johnson and Alison R. Johnson, et al

3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by City of Mount Vernon.