



201803160116

Skagit County Auditor \$77.00  
3/16/2018 Page 1 of 4 1:32PM

When recorded return to:  
William C. Wadkins and Rosanna E. Wadkins  
1123 North Waugh Road  
Mount Vernon, WA 98273

④  
TICOR TITLE  
70081929-TD

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Peter Kaloudis and Voula Kaloudis, 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 William C. Wadkins and Rosanna E. Wadkins, husband and  
wife

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

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

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

Lot(s): 4 Subdivision: City of Mount Vernon, "Thunderbird Terrace Short Plat" APN/Parcel ID(s):  
P122561 / 340416-4-015-0700

Tax Parcel Number(s): P122561 / 340416-4-015-0700

Subject to:

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

Dated: March 2, 2018

\_\_\_\_\_  
Peter Kaloudis  
  
\_\_\_\_\_  
Voula Kaloudis

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20181039  
MAR 16 2018

Amount Paid \$7,390.22  
Skagit Co. Treasurer  
By Deputy

State of WASHINGTON  
County of SNOHOMISH

I certify that I know or have satisfactory evidence that Peter Kaloudis and Voula Kaloudis are the  
persons who appeared before me, and said persons acknowledged that they signed this instrument  
and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this  
instrument.

Dated: 3.13.18

KATHERINE A. JARMAN  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
DECEMBER 29, 2021

\_\_\_\_\_  
Name: KATHERINE A. JARMAN  
Notary Public in and for the State of WA  
Residing at: Everett  
My appointment expires: 12-29-21

**EXHIBIT "B"**  
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 Thunderbird Terrace Short Plat:

Recording No: 200503070126

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: May 3, 2006  
Recording No.: 200605030007

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Thunderbird Terrace Community Association  
Recording Date: May 3, 2006  
Recording No.: 200605030007

4. 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 Short Plat MV-11-77:

Recording No: 860804

5. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Recorded: July 8, 1912  
Auditor's No.: 92096, records of Skagit County, Washington

6. Agreement, including the terms and conditions thereof; entered into:  
By: Douglas W. Patten and Ann M. Patten, husband and wife  
And Between: City of Mount Vernon  
Recorded: June 6, 1978  
Auditor's No.: 880884, records of Skagit County, Washington  
Providing: For the relocation of the 30 foot sewer easement delineated on said City of Mount Vernon Short Plat No. MV-11-77

7. Easement, including the terms and conditions thereof, granted by instrument(s),  
Recorded: June 20, 2005  
Auditor's No(s):: 200506200174, records of Skagit County, Washington  
In favor of: Puget Sound & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: A 10 foot wide strip across said premises as constructed or to be constructed

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

**EXHIBIT "B"**

Exceptions  
(continued)

9. Assessments, if any, levied by Thunderbird Terrace Community Association.

UNOFFICIAL DOCUMENT

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P122561 / 340416-4-015-0700**

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Lot 4, CITY OF MOUNT VERNON "THUNDERBIRD TERRACE SHORT PLAT" LAND USE NO. LU04-022, as approved March 2, 2005, and recorded March 7, 2005, under Auditor's File No. 200503070126, records of Skagit County, Washington; being a portion of Lot B, City of Mount Vernon Short Plat No. MV-11-77, as approved July 15, 1977, and recorded July 18, 1977, in Volume 2 of Short Plats, pages 82 and 83, records of Skagit County, Washington, and being a portion of the Southeast Quarter of Section 16, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

  
            
  
