

When recorded return to:  
Aaron J Arnold  
4222 Apache Drive  
Mount Vernon, WA 98273



Skagit County Auditor \$76.00  
5/4/2018 Page 1 of 3 2:19PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034389

CHICAGO TITLE  
020034389

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul A. Carpenter and Juniper E. Carpenter, 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 Aaron J Arnold, an unmarried man and Ana S Hobson, an  
unmarried woman

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

Lot 24, THUNDERBIRD EAST SECOND ADDITION, according to the plat thereof, recorded in  
Volume 12 of Plats, pages 80 and 81, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P81799 / 4411-000-024-0007,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20181859  
MAY 04 2018

Amount Paid \$ 5,879.<sup>00</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: April 27, 2018

Paul A. Carpenter  
Paul A. Carpenter

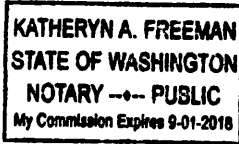
Juniper Carpenter  
Juniper E. Carpenter

State of Washington  
Skagit county of Skagit

I certify that I know or have satisfactory evidence that  
Paul A. Carpenter and Juniper E. Carpenter  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: May 1, 2018

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: snohomish co  
My appointment expires: 9-01-2018



**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 EAST SECOND ADDITION:

Recording No: 7910080021

2. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: March 7, 1980  
Auditor's No.: 8003070038, records of Skagit County, Washington  
Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife

AMENDED by instrument:

Recorded: October 21, 1980  
Auditor's No.: 8010210014, records of Skagit County, Washington

3. Standard Participation Contract, including the terms and conditions thereof  
Between: The City of Mount Vernon; and Keith S. Johnson  
Dated: February 23, 1981  
Recorded: February 24, 1981  
Auditor's No.: 8102240052, records of Skagit County, Washington  
For: Sewer connection

Said agreement provides that it is a covenant running with the land.

4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
5. Assessments, if any, levied by City of Mount Vernon.
6. City, county or local improvement district assessments, if any.