


When recorded return to:
Judith L Sutton
Jana L Berrey
4215 Apache Drive
Mount Vernon, WA 98273


201805180088
05/18/2018 02:00 PM Pages: 1 of 3 Fees: \$76.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034246

CHICAGO TITLE
620034246

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jack Woods and Betty Woods, 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 Judith L Sutton, an unmarried woman and Jana L Berrey, an
unmarried woman

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 44, "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): P81821 / 4411-000-044-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20182075
MAY 18 2018

Amount Paid \$6,662.²⁰
Skagit Co. Treasurer
By *MM* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 30, 2018

Jack Woods
Jack Woods
Betty Woods
Betty Woods

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Jack Woods and Betty Woods
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 02, 2018

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

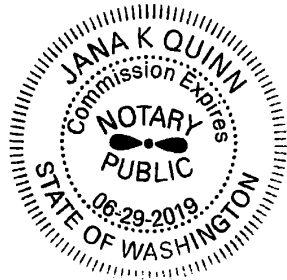


EXHIBIT "A"
Exceptions

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