

When recorded return to:  
Vern D Moen and Lois J Moen  
1108 Pawnee Lane  
Mount Vernon, WA 98273



**201805300100**

05/30/2018 03:40 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.: 620034645

**CHICAGO TITLE**  
**620034645**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Vernon Hugh Galbraith, Personal Representative of the Estate of Patricia L. Galbraith, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Vern D Moen and Lois J Moen, husband and wife

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

Lot 90, "Thunderbird East First Addition", according to the plat thereof, recorded in Volume 12 of Plats, Pages 20, 21 and 22, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P80843 / 4379-000-090-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018 2252

MAY 30 2018

Amount Paid \$ 8549.00  
Skagit Co. Treasurer  
By *HB* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: May 23, 2018

The Estate of Patricia L. Galbraith, deceased

BY: Vernon Hugh Galbraith P.R.  
Vernon Hugh Galbraith  
Personal Representative

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Vernon Hugh Galbraith  
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)  
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and  
acknowledged it as the Personal Representative of the Estate of Patricia\* to be the  
free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5/25/2018 \* L. Galbraith  
deceased

Deborah K. Flick  
Name: DEBORAH K. FLICK  
Notary Public in and for the State of WA  
Residing at: Bellevue  
My appointment expires: 8/19/18



**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 FIRST ADDITION:**  
  
Recording No: 882890
  
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: September 7, 1978  
Recording No.: 886974
  
3. Standard Participation Contract for Sewer Connection, including the terms, covenants and provisions thereof;  
  
Recording Date: May 13, 1980  
Recording No.: 8005130028
  
4. City, county or local improvement district assessments, if any.
  
5. Assessments, if any, levied by City of Mount Vernon.