


When recorded return to:  
Rainfall Investment Properties LLC, a Washington  
Limited Liability Company  
13136 Bridgeview Way  
Mount Vernon, WA 98273

  
**201811090061**  
11/09/2018 11:26 AM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620035104

CHICAGO TITLE  
620035104

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven Brewer, a single man

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Rainfall Investment Properties LLC, a Washington Limited Liability Company

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): 65 THUNDERBIRD EAST SECOND ADD

Tax Parcel Number(s): P81842 / 4411-000-065-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20184956  
NOV 09 2018

Amount Paid \$6591.<sup>00</sup>  
Skagit Co. Treasurer:  
By *man* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 5, 2018

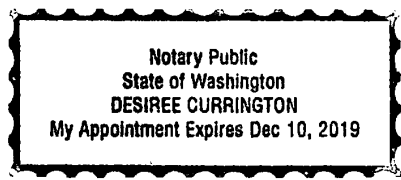
Steven Brewer  
Steven Brewer

State of Washington  
County of Pierce

I certify that I know or have satisfactory evidence that  
STEVEN BREWER  
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: November 6, 2018

Desiree Currington  
Name: DESIREE CURRINGTON  
Notary Public in, and for the State of Washington  
Residing at: Spanaway, WA  
My appointment expires: 12-10-2019



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P81842 / 4411-000-065-0007**

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Lot 65, 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.

**EXHIBIT "B"**  
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.