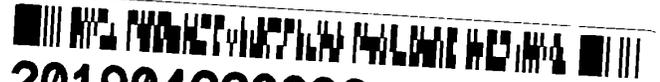


**When recorded return to:**  
Cory M. Pelletier and Melanie C. Pelletier  
3812 Seneca Drive  
Mount Vernon, WA 98273



**201904220092**

04/22/2019 03:48 PM 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.: 620037774

**CHICAGO TITLE**  
020037774

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jessica Dussault who acquired title as Jessica Straight and Kyle Dussault, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Cory Pelletier and Melanie Pelletier, a married couple

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

Lot 67, 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): P81844 / 4411-000-067-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 1456  
APR 22 2019

Amount Paid \$ 5,496.<sup>30</sup>  
Skagit Co. Treasurer  
By *m an* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 15, 2019

X *Jessica Straight Dussault*  
Jessica Straight *Dussault*

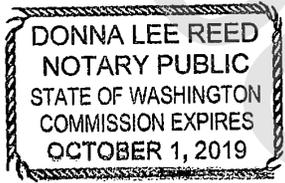
X *Kyle Dussault*  
Kyle Dussault

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Jessica ~~Straight~~ <sup>*Dussault*</sup> and Kyle Dussault 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: *4/18/19*

*Donna Lee Reed*  
Name: *Donna Lee Reed*  
Notary Public in and for the State of *Washington*  
Residing at: *Waukesha, wa*  
My appointment expires: *10/1/2019*



**EXHIBIT "A"**  
Exceptions

1. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Puget Sound Power and Light Company, the Continental Telephone Company of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and Nationwide Cablevision, Inc., and their respective successors or assigns, under and upon the exterior 7 feet parallel with and adjacent to the street frontage of all lots, together with those specific easements as shown hereon, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water and television service, together with the right to enter upon the lots at all times for the purposes stated.

2. Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills

Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

3. Easement delineated on the face of said plat;

For: Sewer

Affects: Southerly 15 feet of said premises

4. 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

**EXHIBIT "A"**Exceptions  
(continued)

5. 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.

6. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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