

When recorded return to:
 Hunter James Kroon
 4009 Seneca Drive
 Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX
 Affidavit No. 2020-2086
 Jun 12 2020
 Amount Paid \$5045.00
 Skagit County Treasurer
 By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED GNW 20-5399

THE GRANTOR(S) Benjamin E. Reneau, as his separate estate, 4009 Seneca Drive, Mount Vernon, WA 98273,
 for and in consideration of **ten dollars and other valuable consideration**
 in hand paid, conveys, and warrants to Hunter James Kroon, an unmarried person
 the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot 33, Thunderbird East 2nd Addn.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P81810

Dated: June 11, 2020

Benjamin E. Reneau
Benjamin E. Reneau

STATE OF WASHINGTON
COUNTY OF SKAGIT

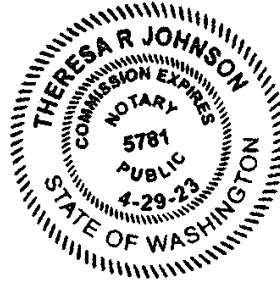
I certify that I know or have satisfactory evidence that Benjamin E. Reneau is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 11th day of June, 2020

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4/29/23



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 4009 Seneca Drive, Mount Vernon, WA 98273
Tax Parcel Number(s): P81810

Property Description:

Lot 33, THUNDERBIRD EAST SECOND ADDITION, as per Plat recorded in Volume 12 of Plats, pages 80 and 81, records of Skagit County, Washington.

Situate in City of Mount Vernon, County of Skagit, State of Washington

EXHIBIT B

20-5399-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I — Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Keith S. Johnson and Alison R. Johnson husband and wife, and the Island Savings and Loan Association, dated March 4, 1980, recorded March 7, 1980 as Auditor's File No. 800307038.

Above covenants, conditions and restrictions were amended on October 14, 1980 and recorded October 21, 1980 as Auditor's File No. 8010210014.

11. Standard participation contract, providing the right to connect property to City sewer, including the terms and

Statutory Warranty Deed
LPB 10-05

conditions thereof, between City of Mount Vernon, a municipal corporation and Keith S. Johnson, dated February 23, 1981 recorded February 24, 1981 as Auditor's File No. 8102240052.

12. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Thunderbird East Second Addition recorded October 8, 1979, as Auditor's File No. 7910080021.