

**AFTER RECORDING MAIL TO:**

**Mary E. MacRae**  
**3708 Mohawk Drive**  
**Mount Vernon, WA 98273**

**Filed for Record at Request of:**  
**Land Title & Escrow of Skagit & Island County**  
**Escrow No.: 01-176244-OE**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-2095  
Jun 12 2020  
Amount Paid \$8717.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**Statutory Warranty Deed**

**THE GRANTORS LARRY RILEY**, who also appears of record as **LARRY B. RILEY** and **MARY RILEY**, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **MARY E. MacRAE**, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

**Abbreviated Legal:**  
**Lot 16, Thunderbird 4.**

**For Full Legal See Attached Exhibit "A"**

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 01-176244-OE.

Tax Parcel Number(s): 4570-000-016-0005, P100798

Dated June 5, 2020


  
Larry Riley

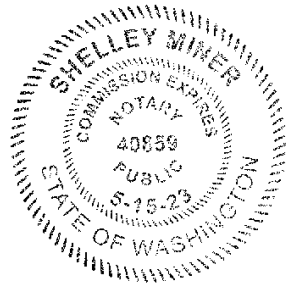
  
Mary Riley

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Larry Riley and Mary Riley **are** the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be **their** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 5<sup>th</sup>, 2020

  
Shelley Miner  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 5/15/23



## EXHIBIT A

### PARCEL "A":

Lot 16, "PLAT OF THUNDERBIRD 4," as per plat recorded in Volume 15 of Plats, pages 14, 15 and 16, records of Skagit County, Washington.

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

### PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over, under and across the North 120 feet of Lot 17 of said Plat of Thunderbird 4.

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

### PARCEL "C":

A non-exclusive easement for the construction and maintenance of a rock retaining wall over a portion of Lot 17 of said Thunderbird 4 as granted by instrument recorded May 22, 1995, under Auditor's File No. 9505220004.

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