

**POOR ORIGINAL**

When recorded return to:

Glenn T. Hunter and Julie A. Hunter  
2921 Iroquois Drive  
Mount Vernon, WA 98273

GNW 21-9967

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jake Petterson and Megan Petterson, husband and wife, 443 North 168th Drive, Goodyear, AZ 85338,

for and in consideration of **ten dollars and other valuable consideration**


in hand paid, conveys, and warrants to Glenn T. Hunter and Julie A. Hunter, a married couple

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 69, Thunderbird

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): P54538

Dated: 2/25/21  
Jake Petterson  
Megan PettersonSKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1053

Mar 12 2021

Amount Paid \$10319.00

Skagit County Treasurer

By Heather Beauvais Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-9967-KH

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

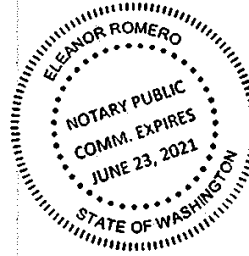
I certify that I know or have satisfactory evidence that Jake Petterson and Megan Petterson is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: day of March, 2021 2/25/2021

Eleanor Romero  
Signature

Notary  
Title

My appointment expires: 6/23/2021



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**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 2921 Iroquois Drive, Mount Vernon, WA 98273  
Tax Parcel Number(s): P54538

**Property Description:**

Lot 69, "THUNDERBIRD", as per plat recorded in Volume 9 of Plats, pages 34 and 35, records of Skagit County, Washington.

Situate in Skagit County, Washington.

**EXHIBIT B**

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1. Any invalidity, unenforceability, lack of priority, adverse claim, or other matter created by or arising out of the recording of copies of electronic original documents in the Public Records.
2. Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccessibility of the Skagit County recording office, including, but not limited to, (i) an inability to search the Public Records, (ii) any delay in recordation of the documents vesting Title or creating the lien of the Insured Mortgage in the Public Records, or (iii) any claim based on an assertion that the recording of the Insured Mortgage failed to be timely.

This Exception will be deleted if the County Offices are open on the day of Closing.

3. 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 named Thunderbird recorded January 16,, 1967 as Auditor's File No. 693440 (Volume 9 of Plats, pages 34 and 35).

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

4. 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, et al., recorded June 26, 1968 as Auditor's File No. 715205.

Statutory Warranty Deed  
LPB 10-05

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