

When recorded return to:
Craig Sinise and Kelly Christine Sinise
3306 Comanche Dr.
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Filed for record at the request of:

Affidavit No. 2021-1077

Mar 15 2021

Amount Paid \$11493.80
Skagit County Treasurer
By Chelsea Stalcup Deputy



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245438519

CHICAGO TITLE
020046449

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patrick J. Lukasik and Caroline S. Lukasik, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Craig Sinise and Kelly Christine Sinise, a married couple

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


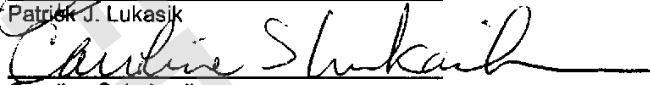
Abbreviated Legal: (Required if full legal not inserted above.)

Ptn of Lot 10, Thunderbird and Ptn of Tract "A", Thunderbird II aka Lot 10-A, SVY

Tax Parcel Number(s): P78110/3762-000-010-0100,

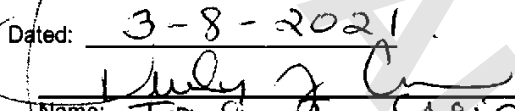
STATUTORY WARRANTY DEED
(continued)

Dated: March 5, 2021


Patrick J. Lukasik

Caroline S. Lukasik

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Patrick J. Lukasik and Caroline S. Lukasik 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: 3-8-2021

Name: Trudy J. Crain
Notary Public in and for the State of WA
Residing at: Burlington Id.
My appointment expires: 1-19-23

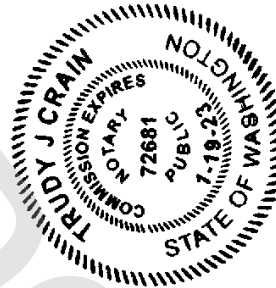


EXHIBIT "A"

Order No.: 245438519

Subject To:

Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: W.M. Lindsay and Emma S. Lindsay, his wife

Recording Date: March 27, 1902

Recording No.: Volume 44 of Deeds, Page 422, records of Skagit County, Washington

As Follows:

Excepting and reserving from this conveyance all petroleum, gas, coal and other valuable minerals, with right of entry to take and remove same. Said mineral rights now held by Skagit County, a Municipal corporation, under Tax Deed recorded December 30, 1920, in Volume 6 of Mining Claims, page 567, under Auditor's File No. 146781, records of Skagit County, Washington.

NOTE: This exception does not include present ownership of the above mineral rights.

EXHIBIT "A"**Order No.:** 245438519**Subject To:**

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 the Plat of Thunderbird:

Recording No.: 693440

Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 16, 1968**Recording No.:** 715205

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 the Plat of Thunderbird II:

Recording No.: 784799

Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: May 16, 1973**Recording No.:** 785089**Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof****Recording Date:** September 10, 2008**Recording No.:** 200809100045

EXHIBIT "A"

Order No.: 245438519

Subject To:

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Survey:

Recording No: 200809160041

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Survey:

Recording No: 201811210037

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."

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

The Land is described as follows:

For APN/Parcel ID(s): P78110 / 3762-000-010-0100

THAT PORTION OF LOT 10, THUNDERBIRD, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE(S) 34 AND 35, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 10, SAID POINT BEING ALSO THE NORTHWEST CORNER OF TRACT "A" THUNDERBIRD II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 39, RECORDS OF SKAGIT COUNTY, WASHINGTON:
THENCE NORTH 70 DEGREES 24'20" WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT 10, A DISTANCE OF 19.66 FEET;
THENCE SOUTH 22 DEGREES 20'02" WEST, A DISTANCE OF 79.88 FEET;
THENCE SOUTH 55 DEGREES 29'12" WEST, A DISTANCE OF 112.65 FEET TO A POINT WHICH BEARS NORTH 57 DEGREES 54'00" EAST, A DISTANCE OF 20.00 FEET FROM, WHEN MEASURED PERPENDICULAR TO, THE SOUTHWESTERLY LINE OF SAID LOT 10;
THENCE NORTH 32 DEGREES 06'00" WEST ALONG A LINE PARALLEL TO AND 20.00 FEET NORTHEASTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO, THE SOUTHWESTERLY LINE OF SAID LOT 10, A DISTANCE OF 142.50 FEET TO A POINT ON THE CURVE OF THE SOUTHERLY RIGHT-OF-WAY OF COMANCHE DRIVE;
THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY STREET RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 7 DEGREES 10'32", AN ARC DISTANCE OF 20.04 FEET TO THE COMMON CORNER BETWEEN LOT(S) 9 AND 10 OF SAID PLAT OF "THUNDERBIRD";
THENCE SOUTH 32 DEGREES 06'00" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10, A DISTANCE OF 242.24 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10;
THENCE SOUTH 88 DEGREES 28'56" EAST ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF TRACT "A" OF SAID PLAT OF "THUNDERBIRD II";
THENCE NORTH 1 DEGREE 14'53" EAST ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 230.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH TRACT A, THUNDERBIRD II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 39, RECORDS OF SKAGIT COUNTY, WASHINGTON.

(ALSO SHOWN AS LOT 10-A, SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200809160041).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.