202105030180
05/03/2021 02:17 PM Pages: 1 of 3 Fees: $105.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Matthew Heckel and Michelle Heckel
3010 Comanche Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-1943
May 03 2021
Amount Paid $10265.60
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:

CHICAGO TITLE
A COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620047209

Escrow No.: 620047209

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeremy S. Nelson and Christine M. Nelson, a married couple

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration in hand paid, conveys, and warrants to Matthew Heckel and Michelle Heckel, Husband and Wife

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 2, THUNDERBIRD, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE(S) 34 AND 35, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P54467 / 3762-000-002-0000

Subject to:

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

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STATUTORY WARRANTY DEED
(continued)

Dated: April 28, 2021

Jeremy S. Nelson

Christine M. Nelson

State of Florida
County of Pinellas

I certify that I know or have satisfactory evidence that Jeremy S. Nelson + Christine M. Nelson is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-29-2021

Name: Angela D. Mays
Notary Public in and for the State of FL
Residing at: Pinellas County
My appointment expires: 5-31-2024

ANGELA D. MAYS
Notary Public - State of Florida
Commission # GG 956779
My Comm. Expires May 31, 2024
Bonded through National Notary Assn.

Angela D. Mays

UNOFFICIAL DOCUMENT

EXHIBIT "A"
Exceptions

1. 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

2. 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

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

4. Assessments, if any, levied by Mt Vernon.

5. City, county or local improvement district assessments, if any.