

202107160094

07/16/2021 11:44 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor, WA

When recorded return to:

Max V. Kisel and Vita Y. Kisel
700 Comanche Drive
Mount Vernon, WA 98273

GNW 21-11923

STATUTORY WARRANTY DEED

THE GRANTOR(S) Orvalle J. Huseby, as his separate estate and as surviving spouse of Mabel F. Huseby, deceased, 6835 Northeast 153rd Place, B-201, Kenmore, WA 98028,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Max V. Kisel and Vita Y. Kisel, 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 12, Plat of 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): P54478

Dated: July 13, 2021

Orvalle J. Huseby by Diane Huseby - Attorney-In-Fact
Orvalle J. Huseby by Diane Huseby and Karen S. Scaggs, Attorney-In-Fact

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3248

Jul 16 2021

Amount Paid \$7445.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-11923-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

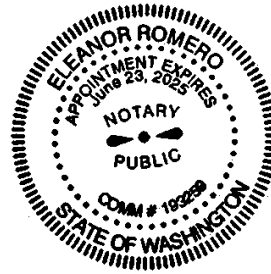
I certify that I know or have satisfactory evidence that Diane Huseby and Karen S. Scagg is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 13th day of July, 2021

Gloria Romero
Signature

Notary
Title

My appointment expires: 6/23/2025



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 700 Comanche Drive, Mount Vernon, WA 98273
Tax Parcel Number(s): P54478

Property Description:

Lot 12, Plat of Thunderbird, as per plat recorded in Volume 9 of Plats, Pages 34 and 35, records of Skagit County, Washington.

EXHIBIT B
21-11923-KH

1. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: June 24, 1968
Recorded: June 26, 1968
Auditor's No.: 715205

Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife

2. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Thunderbird
Recorded: January 16, 1967
Auditor's No: 693440

3. Municipal assessments, if any, levied by the City of Mount Vernon. This Company suggests that inquiry be made to the City of Mount Vernon for current assessment status.

As a courtesy we believe the following email address for this City is:

Mount Vernon mvutilities@mountvernonwa.gov

4. Terms and conditions of Revocable Transfer on Death Deed, recorded January 25, 2021 as Auditor's File No. 202101250216.