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02/11/2022 03:43 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

When recorded return to:
Ferry County Professional Services, Inc.
P.O. Box 1131
Republic, WA 99166

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022.524

FEB 11 2022

Amount Paid \$2183 -
Skagit Co. Treasurer
By LT Deputy

204357-LT
File No.: 29010

STATUTORY WARRANTY DEED

THE GRANTOR(S) VINCENT W. KUCERA and MARCIA R. KUCERA, husband and wife for and in consideration of Five Hundred Ten Thousand and No/100 Dollars (\$510,000.00) in hand paid, conveys, and warrants to AMBER R. DU WORS, an unmarried woman, the Grantee, the following described real estate, situated in the County of Skagit, State of Washington:

Lot 18, "THUNDERBIRD," as per plat recorded in Volume 9 of Plats, pages 34 and 35, records of Skagit County, Washington.

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

Abbreviated Legal: Lot 18, Thunderbird

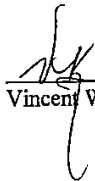
Tax Parcel Number(s): 3762-000-018-0002/P54484

Subject to Easements, Encumbrances, Covenants, Conditions, Reservations and Restrictions of record, and those certain items more particularly itemized as follows:

1. General Real Estate Taxes for the Year 2022 and thereafter.
2. Municipal assessments and impact fees, if any, levied by City of Mount Vernon.
3. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:
Plat/Short Plat: Plat of Thunderbird
Recorded: January 16, 1967
Auditor's No.: 693440

4. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.
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
5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
Grantee: City of Mount Vernon, a municipal corporation
Purpose: Sewer line
Area Affected: West 10 feet of Lots 65 and 72; East 10 feet of Lots 64 and 73; South 10 feet of Lots 25, 26 and 29; North 10 feet of Lots 24, 27 and 28; South 15 feet of the West 20 feet of Lot 22
Dated: October 26, 1967
Recorded: December 7, 1967
Auditor's No.: 707746
6. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:
Recorded: October 24, 2007
Auditor's No.: 200710240099
Executed By: Kenneth E. Futrelle and Charlise G. Futrelle, husband and wife
As Follows: "Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance."
7. Right to Manage Natural Resource Lands Disclosure, and the terms and conditions thereof, as disclosed by instrument recorded on December 8, 2015 under Auditor's File No. 201512080041. Reference is made to said document for full particulars.

Dated: 8 FEB 2022



Vincent W. Kucera

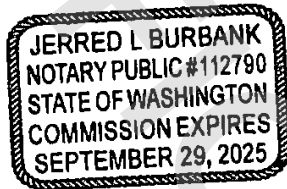



Marcia R. Kucera

STATE OF Washington
COUNTY OF Ferry ss.

I certify that I know or have satisfactory evidence that Vincent W. Kucera and Marcia R. Kucera, husband and wife (is/are) the person(s) who appeared before me, and said person(s) 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: February 8, 2022




Notary name printed or typed: Jerred L Burbank
Notary Public in and for the State of WA
Residing at Republic
My appointment expires: 9-29-2025