

POOR ORIGINAL

202204280080

04/28/2022 03:01 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

When recorded return to:
Shawn M. Wills and Jennifer A. Jackson
3909 Apache Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221757

Apr 28 2022

Amount Paid \$9785.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Chicago Title Company
620051072

Escrow No.: 620051072

STATUTORY WARRANTY DEED

Tax #P80837/4379-000-077-0003

THE GRANTOR(S) Stacey Annette Lyons, also shown of record as Stacey Lyons and Stacey Frazzini, an unmarried person as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Shawn M. Wills and Jennifer A. Jackson, a married couple

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

LOT 77, THUNDERBIRD EAST FIRST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGES 20 THROUGH 22, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 77;

THENCE NORTH 25°15'00" WEST A DISTANCE OF 152.12 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH 64°45'00" EAST A DISTANCE OF 11.46 FEET;

THENCE SOUTH 20°56'38" WEST A DISTANCE OF 152.55 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF LOT 78, THUNDERBIRD EAST FIRST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGES 20 THROUGH 22, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

STATUTORY WARRANTY DEED
(continued)

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 78;
THENCE NORTH 25°15'00" WEST A DISTANCE OF 152.12 FEET TO THE NORTHEAST
CORNER OF SAID LOT 78;
THENCE NORTH 60°45'00" EAST A DISTANCE OF 11.46;
THENCE SOUTH 20°56'38" WEST A DISTANCE OF 152.55 FEET TO THE POINT OF
BEGINNING.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P80837 / 4379-000-077-0003

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Dated: April 21, 2022

Stacey Annette Lyons
Stacey Annette Lyons

State of WASHINGTON

County of SKAGIT

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

Dated: 4-26-22

Kyle Beam
Name: Kyle Beam
Notary Public in and for the State of WA
Residing at: Skagit
My appointment expires: 9-11-23

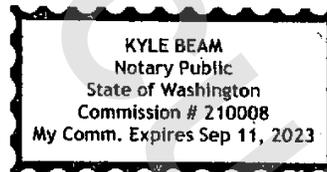


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, restraints, reservations, easements, easement provisions, encroachments, 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 Thunderbird East First Addition, recorded in Volume 12 of Plats, Pages 20 through 22:

Recording No: 882890

2. Agreement, including the terms and conditions thereof; entered into;
 By: City of Mount Vernon, a Municipal corporation
 And Between: Gunnar Pedersen
 Recorded: April 1, 1983
 Auditor's No.: 8304010030, records of Skagit County, Washington
 Providing: Sewer connection
 Affects: Portion of said premises and other property
3. Agreement, including the terms and conditions thereof; entered into;
 By: City of Mount Vernon, a municipal corporation
 And Between: Keith S. Johnson
 Recorded: March 12, 1984
 Auditor's No.: 8403120062, records of Skagit County, Washington
 Providing: Sewer connection
 Affects: Portion of said premises and other property
4. Covenants, conditions and restrictions 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: September 7, 1978
 Recording No.: 886974

5. Reservation contained in deed:

Recording Date: April 29, 2003
 Recording No.: 200304290215
 Regarding: Skagit County Right of Farm Ordinance.

6. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

EXHIBIT "A"**Exceptions
(continued)**

"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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Mount Vernon.
9. City, county or local improvement district assessments, if any.