

When recorded return to:

Paul D. Jackson and Stephanie Diane Jackson, Trustees of The P and S Jackson Family Trust dated February 5, 2009
3025 Comanche Drive
Mount Vernon, WA 98273

GNW 22-17431

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott A. Heiner, as his separate estate and Stacie Heiner as to any interest she may have, 315 Garden of Eden Road, Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Paul D. Jackson and Stephanie Diane Jackson, Trustees of The P and S Jackson Family Trust dated February 5, 2009

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

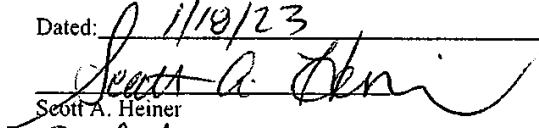
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Ptn. Lot 55, and all Lot 56, 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): P54525

Dated: 1/18/23


Scott A. Heiner


Stacie Heiner

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235243

Jan 20 2023

Amount Paid \$10630.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-17431-KH

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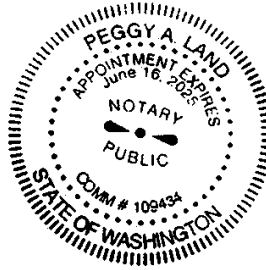
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 18th day of January, 2023 by Scott A. Heiner and Stacie Heiner.

Signature

Title

My commission expires: June 16, 2025



Statutory Warranty Deed
LPB 10-05

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 3025 Comanche Drive, Mount Vernon, WA 98273

Tax Parcel Number(s): P54525

Property Description:

All of Lot 56 and the North 5 feet of the West 100 feet of Lot 55, "THUNDERBIRD", as per plat recorded in Volume 9 of Plats, pages 34 and 35, records of Skagit County, Washington

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EXHIBIT B

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10. 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

11. 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

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

Statutory Warranty Deed
LPB 10-05

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