

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236075

Apr 11 2023

Amount Paid \$9651.00

Skagit County Treasurer

By Lena Thompson Deputy

GNW 22-17127

When recorded return to:

Todd R. Chace, Jr. and Kathy N. Chace  
4302 Apache Drive  
Mount Vernon, WA 98273

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Conrad D. Rodney and Susan Rodney, husband and wife, 3116 W. Metaline Place,  
Kennewick WA 99336

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Todd R. Chace, Jr. and Kathy N. Chace, 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 30, THUNDERBIRD EAST SECOND ADDITION

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): P81806

Dated: 4-10-2023

Conrad D. Rodney  
Conrad D. Rodney

Susan N. Rodney  
Susan Rodney

Statutory Warranty Deed  
LPB 10-05

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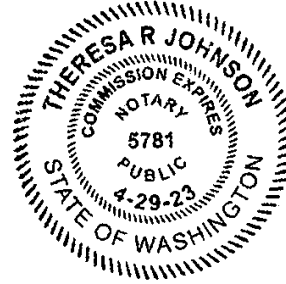
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 10<sup>th</sup> day of April, 2023 by Conrad D. Rodney and Susan Rodney.

*Theresa R Johnson*  
Signature

Notary  
Title

My commission expires: 4-29-23



Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 4302 Apache Drive, Mount Vernon, WA 98273  
Tax Parcel Number(s): P81806

**Property Description:**

Lot 30, "THUNDERBIRD EAST SECOND ADDITION", as per plat recorded in Volume 12 of Plats, pages 80 and 81, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Statutory Warranty Deed  
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**EXHIBIT B**

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1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Thunderbird East Second Addition recorded October 8, 1979, as Auditor's File No. 7910080021.

2. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Keith S. Johnson and Alison R. Johnson husband and wife, and the Island Savings and Loan Association, dated March 4, 1980, recorded March 7, 1980 as Auditor's File No. 8003070038.

Above covenants, conditions and restrictions were amended on October 14, 1980 and recorded October 21, 1980 as Auditor's File No. 8010210014.

3. Standard participation contract, providing the right to connect property to City sewer, including the terms and conditions thereof, between City of Mount Vernon, a municipal corporation and Keith S. Johnson, dated February 23, 1981 recorded February 24, 1981 as Auditor's File No. 8102240052.

Statutory Warranty Deed  
LPB 10-05

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