

When recorded return to:

Cheryl Hendrickson
3635 South Salida Del Sol Avenue
Yuma, AZ 85365

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249745

Mar 01 2024

Amount Paid \$7989.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

GNW 24-19898

STATUTORY WARRANTY DEED

THE GRANTOR(S) Raman Chopra, a single man, 8455 Catalina Drive, Blaine, WA 98230,

for and in consideration of ten dollars and other valuable consideration, as par of an IRS 1031 Tax Deferred Exchange in hand paid, conveys, and warrants to Cheryl Hendrickson, an unmarried woman

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 18, THUNDERBIRD NORTH

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): P79438/4335-000-018-0008

Dated: 02-28-24
Raman Chopra
Raman Chopra

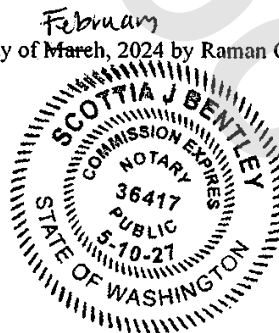
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 28th day of ~~March~~ ^{February}, 2024 by Raman Chopra.

Scottia J Bentley
Signature

Notary
Title

My commission expires: 05/10/27



Statutory Warranty Deed
LPB 10-05

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 912 Tomahawk Place, Mount Vernon, WA 98273
Tax Parcel Number(s): P79438/4335-000-018-0008

Property Description:

Lot 18, THUNDERBIRD NORTH, according to the plat thereof, recorded in Volume 11 of Plats, pages 37 and 38, records of Skagit County, Washington;

EXCEPT mineral rights as reserved in Deed recorded July 8, 1912, in Volume 90 of Deeds, page 38, under Auditor's File No, 92096, records of Skagit County, Washington.

Statutory Warranty Deed
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EXHIBIT B

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12. Reservations contained in deed from the State of Washington, recorded under Auditor's File No. 92096 (July 8, 1912), reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.
13. 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 Johnson, husband and wife, recorded February 3, 1976 as Auditor's File No. 829576.
14. 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 North recorded January 28, 1976 as Auditor's File No. 829326.
15. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on May 29, 2007 as Auditor's File No. 200705290001 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Statutory Warranty Deed
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