

When recorded return to:

Brian P. Anderson and Mackenzie P. Anderson  
2910 Iroquois Drive  
Mount Vernon, WA 98273SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20241161

Jun 28 2024

Amount Paid \$10274.00  
Skagit County Treasurer  
By Lena Thompson Deputy

GNW 24-20697-KH

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Theda I. Bordner, Trustee of Bordner Family Trust dated October 16, 2007, 3264 Village Court, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Brian P. Anderson and Mackenzie P. Anderson, 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. PG. 3Abbreviated legal description: Property 1:  
Lot 77, 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): P54550

Dated: June 26, 2024

Bordner Family Trust dated October 16, 2007

By: Theda I. Bordner  
Theda I. Bordner, TrusteeStatutory Warranty Deed  
LPB 10-05

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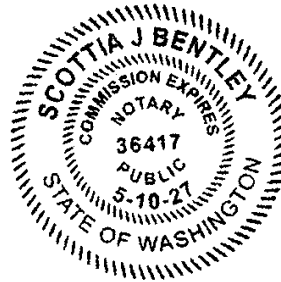
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 26<sup>th</sup> day of June, 2024 by Theda I. Bordner, Trustee of Bordner Family Trust dated October 16, 2007.

Scottia J Bentley  
Signature

Notary  
Title

My commission expires: 05/10/27



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 2910 Iroquois Drive, Mount Vernon, WA 98273  
Tax Parcel Number(s): P54550

**Property Description:**

Lot 77, 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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9. 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

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

Statutory Warranty Deed  
LPB 10-05

Order No.: 24-20697-KH

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