

When recorded return to:

Andrew Morgan Dizard and Sara Elizabeth Ducharme  
1020 Chippewa Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20250015  
Jan 03 2025  
Amount Paid \$9544.20  
Skagit County Treasurer  
By Cain Cress Deputy

### STATUTORY WARRANTY DEED

Guardian NW Title 24-22409-TB

THE GRANTOR(S) **Allan B. Fredrickson and Barbara A. Fredrickson, husband and wife**, 4015 164th Street Southwest, Apt. 205, Lynnwood, WA 98087-6907,

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

in hand paid, conveys, and warrants to **Andrew Morgan Dizard and Sara Elizabeth Ducharme, husband and wife**

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

Lot 99, "THUNDERBIRD EAST FIRST ADDITION", as per Plat recorded in Volume 12 of Plats, Page 20, 21 and 22, records of SKAGIT County, Washington.

Abbreviated legal description: Property I:  
Lot 99, THUNDERBIRD EAST FIRST 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 "A" attached hereto

Tax Parcel Number(s): P80852/4379-000-099-0007

Statutory Warranty Deed  
LPB 10-05

Order No.: 24-22409-TB

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Dated: December 30, 2024

Allan B. Fredrickson  
Allan B. Fredrickson

Barbara A. Fredrickson  
Barbara A. Fredrickson

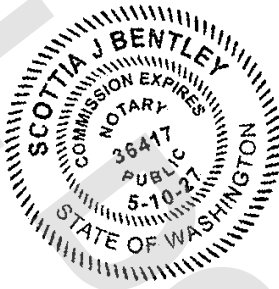
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 30<sup>th</sup> <sup>December 2024</sup> day of ~~January~~, 2025 by Allan B. Fredrickson and Barbara A. Fredrickson.

Scott J Bentley  
Signature

Notary  
Title

My commission expires: 05/10/27



**EXHIBIT A**

24-22409-TB

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.  
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.  
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.  
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.  
  
(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.  
  
(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.  
  
(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.  
  
(Said Exception will not be included on Extended Coverage Policies)
9. 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 First Addition recorded July 6, 1978, as Auditor's File No. 882890.
10. Reservations, provisions and/or exceptions contained in instrument, executed by Keith S. Johnson and Alison R. Johnson, husband and wife, and Island Savings and Loan Association, dated September 5, 1978, recorded September 7, 1978, as Auditor's File No. 886974.
11. STANDARD PARTICIPATION CONTRACT, INCLUDING TERMS AND CONDITIONS THEREOF:  
Between: City of Mount Vernon  
And: Nordic Construction  
Dated: October 19, 1979

Statutory Warranty Deed  
LPB 10-05

Recorded: October 29, 1979  
Auditor's No.: 7910290011  
Providing: Right to connect subject property to City sewer

**End of Exhibit A**

Statutory Warranty Deed  
LPB 10-05

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