

When recorded return to:
Lee Fenton and James Conlan
3048 Cedar Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250155

Jan 21 2025

Amount Paid \$9651.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620057789

Escrow No.: 620057789

STATUTORY WARRANTY DEED

THE GRANTOR(S) James H. Ungersma and Laura L. Ungersma, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Lee Fenton and James Conlan, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 34, "THUNDERBIRD," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 34
AND 35, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P54501 / 3762-000-034-0002

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)Dated: 1-17-2025James Ungersma
James UngersmaLaura Ungersma
Laura UngersmaState of Washington
County of SkagitThis record was acknowledged before me on 1/17/25 by James Ungersma
and Laura Ungersma.Heather M Donley
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: Nov. 4, 2028

EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the plat of Thunderbird, recorded in Volume 9 of Plats, Pages 34 and 35:

Recording No: 693440
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Mount Vernon, a Municipal Corporation of Skagit County
Purpose: Ingress and Egress
Recording Date: December 7, 1967
Recording No.: 707746, records of Skagit County, Washington
Affects: Portion of Lots 22, 23, 24, 25, 26, 27, 28, 29, 64, 65, 72 and 73
3. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: June 16, 1968
Recording No.: 715205, records of Skagit County, Washington
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State,

EXHIBIT "A"

Exceptions
(continued)

and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

6. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2024
Tax Account Number:	P54501/3762-000-034-0002
Levy Code:	0930
Assessed Value-Land:	\$220,800.00
Assessed Value-Improvements:	\$286,600.00

General and Special Taxes:	Billed:\$5,188.76
	Paid: \$5,188.76
	Unpaid:\$0.00

7. Assessments, if any, levied by Mt Vernon.
8. City, county or local improvement district assessments, if any.