

When recorded return to:  
Stephen J. Roemish  
501 North Cherry St  
Burlington, WA 98233



201305140070

Skagit County Auditor \$76.00  
5/14/2013 Page 1 of 5 1:49PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620018289

CHICAGO TITLE  
620018289

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeff Morris, an unmarried individual and Jenny Lay-Flurrie, an unmarried individual for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Stephen J. Roemish and Jami L. Roemish, husband and wife and Riordan E. Sims, an unmarried man

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

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

Lot 24, PLAT OF THUNDERBIRD NO. 4, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): 4570-000-024-~~0000~~, P100809

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company, Schedule B, Special Exceptions, and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: April 17, 2013

Jeff Morris

Jenny Lay-Flurrie

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20131759  
MAY 14 2013  
Amount Paid \$ 5,202.60  
Skagit Co. Treasurer  
By *nam* Deputy

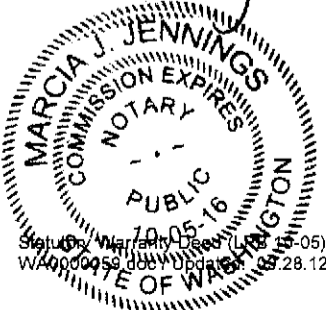
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Jeff Morris

                     is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 10, 2013

Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley, WA  
My appointment expires: 10/15/2016



Statutory Warranty Deed (4-05)  
WA000099.doc Updated 07.28.12

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Burlington, WA 98233

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CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620018289

**STATUTORY WARRANTY DEED**

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

Lot 24, PLAT OF THUNDERBIRD NO. 4, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): 4570-000-024-0000, <sup>0003</sup> P100804

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

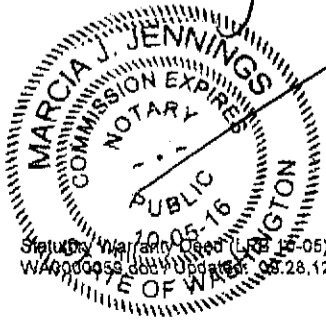
Dated: April 17, 2013

\_\_\_\_\_  
Jeff Morris  
  
\_\_\_\_\_  
Jenny Lay-Flurrie

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Jeff Morris  
\_\_\_\_\_  
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 10, 2013  
  
\_\_\_\_\_  
Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley, WA  
My appointment expires: 10/5/2016



Statute: "Married Deed" (RCW 65-05)  
WA 000098.doc by Update 08.28.12

WA-CT-FNRV-02150.820019-820018289

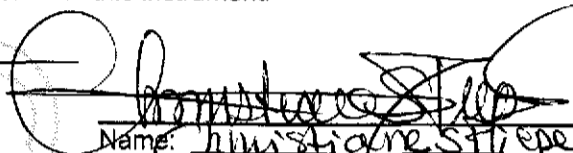


STATUTORY WARRANTY DEED

State of Washington  
of \_\_\_\_\_

I certify that I know or have satisfactory evidence that  
James Jay - Flumie  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 5-13-2013

  
Name: Christiane S Pieper  
Notary Public in and for the State of Washington  
Residing at: Ball Lake Wa  
My appointment expires: 03-02-2015

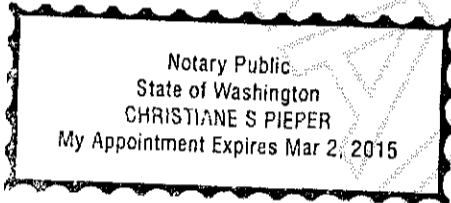


EXHIBIT "A"

For APN/Parcel ID(s): 4570-000-024-9800 0003

Tax Map ID(s): P100809

**PARCEL A:**  
Lot 24, "PLAT OF THUNDERBIRD 4," according to the plat thereof recorded in Volume 15 of Plats,  
pages 14 through 16, records of Skagit County, Washington.

EXCEPT that portion thereof conveyed to Mohawk Court Owners' Association by deed recorded  
December 13, 1995 under Auditor's File No. 9512130057.

**PARCEL B:**  
TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across  
that portion of said Lot 24 conveyed to Mohawk Court Owner's Association by deed recorded  
December 13, 1995 under Auditor's File No. 9512130057.

Situate in the County of Skagit, State of Washington.



## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat:  
  
Purpose: All necessary slopes for cuts and fills and continued drainage of roads  
Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads and where water might take a natural course
  
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 face of PLAT THUNDERBIRD 4:  
  
Recording No: 9110300055
  
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SHORT PLAT:  
  
Recording No: 9105310017
  
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
  
Recording Date: July 23, 1991  
Recording No: 9107230069  
Affects: Portion of property herein described and includes other property
  
5. 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: October 30, 1991  
Recording No.: 911030056
  
6. Matters contained in that certain Road Maintenance Agreement which document, among other things, may provide for liens and charges.  
  
Recording Date: December 5, 1994  
Recording No.: 9412050094  
  
Reference is hereby made to said document for full particulars.
  
7. 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: December 13, 1995  
Recording No.: 9512130057



201305140070

## SCHEDULE "B"

Matters contained in that certain Deed and Declaration of Covenants requiring Private Maintenance Agreement which document, among other things, may provide for liens and charges.

Reference is hereby made to said document for full particulars.

8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Mount Vernon.
10. Assessments, if any, levied by Mohawk Court Owners Association.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

### SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

