

When recorded return to:
Michael David Laws
925 Nez Perce Drive
Mount Vernon, WA 98273



Skagit County Auditor
7/16/2015 Page 1 of 5 3:49PM \$76.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620024239

CHICAGO TITLE
620024239 STATUTORY WARRANTY DEED

THE GRANTOR(S) Krieger Real Estate Inc. and LaVerne Krieger, 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 Michael D. Laws, a single man

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

That portion of Lot 142, THUNDERBIRD EAST FOURTH ADDITION, according to the plat thereof, recorded in Volume 14 of Plats, page 10, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

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

Tax Parcel Number(s): P83220 / 4476-000-142-0006

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620024239, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: July 16, 2015

Krieger Real Estate Inc.

BY: William Krieger
William Krieger, President

BY: Jannette Krieger
Jannette Krieger, Vice President

LaVerne Krieger
LaVerne Krieger

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 2757
JUL 16 2015

Amount Paid \$ 5165.22
Skagit Co. Treasurer
By mlm Deputy

STATUTORY WARRANTY DEED
(continued)

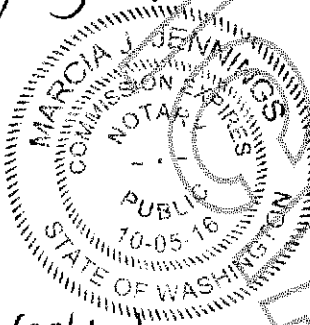
State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that William Krieger and Jannette Krieger is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the President and Vice President, respectively of Krieger Real Estate, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 16, 2015

Marcia J. Jennings

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



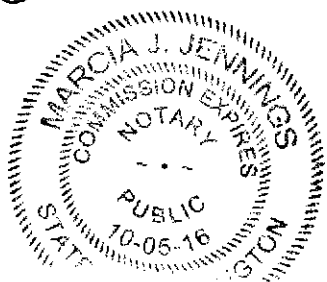
State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Laverne Krieger is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 16, 2015

Marcia J. Jennings

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



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 THUNDERBIRD EAST FOURTH ADDITION:
Recording No.: 8506270044
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 21, 1985
Auditor's No(s): 8503210035, records of Skagit County, Washington
In favor of:
For: Electric transmission and/or distribution line, together with necessary Appurtenances
Affects:
The exterior 7 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved Plat of Thunderbird East Fourth Addition; and a 5 foot strip of land, parallel with and adjacent to all interior lot lines, said lot lines as delineated on the final approved Plat of Thunderbird East Fourth Addition
3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: July 1, 1985
Auditor's No(s): 8507010025, records of Skagit County, Washington
Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife
4. Standard Participation Contract and the terms and conditions thereof:
Recording Date: April 17, 1987
Recording No.: 8704170003
5. Reservations and/or exceptions contained in instruments
Recording Date: October 12, 1995
Recording No.: 9510120073 and 9510120074
6. Agreement and Revised Easement, including the terms and conditions thereof; entered into;
By: John S. Milnor
And Between: Claudia J. McCain and Bruce L. Disend, husband and wife
Recorded: July 28, 1999
Auditor's No.: 199907280156, records of Skagit County, Washington
Providing: Maintenance and Location of Utility Lines
7. Record of Survey
Recording Date: December 9, 2004
Recording No.: 200412090029
8. Reservations and/or exceptions contained in instrument
Recording Date: June 15, 2005
Recording No.: 200506150031
9. Public or private easements, if any, over vacated portion of said premises.
10. As to any portion of said land now, formerly or in the future covered by water. Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
11. Assessments, if any, levied by City of Mount Vernon.
12. City, county or local improvement district assessments, if any.

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.

EXHIBIT "A"

Order No.: 620024239

For APN/Parcel ID(s): P83220 / 4476-000-142-0006

PARCEL A:

That portion of Lot 142, THUNDERBIRD EAST FOURTH ADDITION, according to the plat thereof, recorded in Volume 14 of Plats, page 10, records of Skagit County, Washington;

EXCEPT the south 50 feet of Lot 142,

AND EXCEPT the following described portion of said Lot 142:

Commencing at the Northeast corner of said Lot 142;
Thence South 5°54'03" East 93.69 feet along the East line of said Lot 142 to the true point of beginning;
Thence continue South 5°54'03" East, 145.56 feet along said East line to the North line of the South 50.00 feet (as measured perpendicular to the South line) of said Lot 142;
Thence South 73°10'56" West 183.82 feet along said North line of the South 50.00 feet of Lot 142 to the Northwesterly corner thereof;
Thence North 50°27'07" East 133.47 feet;
Thence North 73°10'56" East 60.00 feet to a point bearing South 0°23'10" West from the true point of beginning;
Thence North 0°23'10" East 95.63 feet to the true point of beginning;

TOGETHER WITH that portion of Lot 143, THUNDERBIRD EAST FOURTH ADDITION, according to the plat thereof, recorded in Volume 14 of Plats, page 10, records of Skagit County, Washington, described as follows;

Beginning at the Northwesterly corner of said Lot 143;
Thence South 5°54'03" East 93.69 feet along the West line of said Lot 143;
Thence North 0°23'10" East 95.37 feet to the point of curvature on the North line of said Lot 143;
Thence along the arc of said curve to the right, concave to the Northwest, having an initial tangent bearing of South 72°02'35" West, a radius of 50.00 feet through a central angle of 12°03'22", an arc distance of 10.52 feet to the point of beginning.

EXCEPT from all of the above described portions of Lots 142 and 143 those portions lying within the following described tract:

Beginning at the Northwest corner of said Lot 142, THUNDERBIRD EAST FOURTH ADDITION;
Thence North 73° 10'56" East along the North line of said Lot 142 a distance of 100.10 feet, more or less, to a Northeast corner thereof, being a point on a non-tangent curve;
Thence along the arc of said curve to the left, concave to the Northeast having an initial tangent bearing of South 16° 49'04" East, a radius of 50.00 feet, through a central angle of 79° 04'55" an arc distance of 69.01 feet, more or less, to a Northeast corner of Lot 142, also being the Northwest corner of that certain parcel described in Quit Claim Deed to John S. Milnor, a single man and Darrya R. Johnson, a single woman, recorded under Skagit County Auditor's File No. 9510120073;
Thence continue along said curve to the left, having a radius of 50.00 feet, through a central angle of 12° 03'22" an arc distance of 10.52 feet, more or less, to the Northeast corner of said Milnor parcel;
Thence South 0° 23'10" West along the East line of said Milnor parcel for a distance of 60 feet;
Thence South 89° 35'33" West for a distance of 120.00 feet;
Thence South 44° 52'13" West for a distance of 68.18 feet, more or less, to the Southeast corner of Lot 106-A, said Plat of THUNDERBIRD EAST FOURTH ADDITION, at a point bearing South 4° 36'16" West

EXHIBIT "A"

(continued)

from the point of beginning;

Thence North 4° 36'16" East along the East line of said Lot 106-A, also being the West line of said Lot 142, for a distance of 113.59 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington

PARCEL B:

A non-exclusive easement for ingress, egress, utilities and drainage for the benefit of Lots 142 and 143, THUNDERBIRD EAST FOURTH ADDITION, according to the plat thereof, recorded in Volume 14 of Plats, page 18, records of Skagit County, Washington, and being more particularly described as follows;

Beginning at the Northwest corner of said Lot 143, being a point of curvature concave to the Northwest; Thence along the arc of said curve to the left having an initial tangent bearing North 84 degrees 05'57" East, a radius of 50.00 feet through a central angle of 12 degrees 03'22", an arc distance of 10.52 feet to the true point of beginning;

Thence South 0 degree 23'10" West, 191.00 feet;

Thence South 73 degrees 10'56" West 25.00 feet parallel with the South line of Lot 142;

Thence South 16 degrees 49'04" East, 25.00 feet;

Thence North 73 degrees 10'56" East 38.20 feet;

Thence North 0 degree 23'10" East, 223.47 feet parallel with and 20.00 feet Easterly (as measured perpendicular) of the first course described herein, to a point of curvature on the North line of said Lot 143;

Thence along the arc of said curve to the right concave to the Northwest having an initial tangent bearing of South 44 degrees 46'01" West, a radius of 50.00 feet, through a central angle of 27 degrees 16'34", an arc distance of 23.80 feet to the true point of beginning.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress, utilities and drainage existing on November 12, 2004, over, across, and under that portion of the vacated cul-de-sac as vacated in City of Mount Vernon Ordinance No. 2266, recorded as Auditor's File No. 8705010003, adjoining both Lots 142 and 143, and which has reverted thereto by operation of law.

Situated in Skagit County, Washington.