

When recorded return to:  
Peter J. Kampen and Donna Cafasso  
3100 Cherokee Lane  
Mount Vernon, WA 98273



**201806220078**

06/22/2018 01:47 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034871

**CHICAGO TITLE**  
**620034871**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jason Clark and Tonya Clark, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Peter J. Kampen and Donna Cafasso, a married couple

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

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

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

Lot(s): 51 AND PTN 50 THUNDERBIRD

Tax Parcel Number(s): P54520 / 3762-000-051-0000, P54519 / 3762-000-050-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 2718  
JUN 22 2018

Amount Paid \$ 6,235.<sup>00</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: June 12, 2018

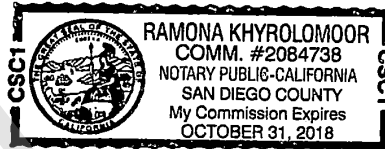
[Signature]  
Jason Clark  
[Signature]  
Tonya Clark

State of California  
County of San Diego

I certify that I know or have satisfactory evidence that Jason Clark and Tonya Clark are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/13/2018

[Signature]  
Name: RAMONA KHYROLEMOOR  
Notary Public in and for the State of CA  
Residing at: San Diego, CA  
My appointment expires: Oct 31/2018



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P54520 / 3762-000-051-0000 and P54519 / 3762-000-050-0100**

Lot 51, THUNDERBIRD, according to the plat thereof, recorded in Volume 9 of Plats, pages 34 and 35, records of Skagit County, Washington.

TOGETHER WITH that portion of Lot 50, THUNDERBIRD, according to the plat thereof, recorded in Volume 9 of Plats, pages 34 and 35, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Lot 50;  
Thence North 37 degrees 32'15" East along the East line of said Lot 50, a distance of 146.33 feet to the Northeast corner of said Lot;  
Thence Northwesterly along the North line of said Lot 50 and the South right of way line of that City Street known as Cherokee Lane, along a curve to the left having a radius of 200.00 feet at a central angle of 14 degrees 19'26", an arc distance of 50.00 feet to a point on the curve, at which point the tangent to the curve bears North 56 degrees 47'11" West;  
Thence South 18 degrees 05'13" West a distance of 148.59 feet to the Southeast corner of said Lot 50 and the point of beginning.

Situated in Skagit County, Washington

**EXHIBIT "B"**  
Exceptions

1. 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 THUNDERBIRD:

Recording No: 693440

2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: June 16, 1968

Auditor's No(s): 715205, records of Skagit County, Washington

Executed By: Keith S. Johnson and Alison R. Johnson, et al

3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by City of Mount Vernon.