

When recorded return to:
Jane E Thornton
1004 Commerical Ave
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236804
Jun 08 2023
Amount Paid \$9295.00
Skagit County Treasurer
By Kaylee Oudman Deputy

**CHICAGO TITLE COMPANY
620054108**

Ticor Title RES70206394
Chicago Title 620054108 7 **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michael D Laws, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Jane E Thornton, an unmarried person

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.)

PTN LTS 142 & 143, THUNDERBIRD EAST FOURTH ADDN, SKAGIT COUNTY WA

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

Subject to:

1. See Exhibit "B" attached hereto and made a part hereof

STATUTORY WARRANTY DEED
(continued)


Dated: June 5, 2023



Michael D Laws

State of Washington
County of Spokane

This record was acknowledged before me on June 5, 2023 by Michael D Laws.



(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 02-24-24

NOTARY PUBLIC
STATE OF WASHINGTON
CHERYL A. GOODWIN
License Number 190358
My Commission Expires 02-24-2024

EXHIBIT "A"
Legal Description

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

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

EXHIBIT "A"
 Legal Description
 (continued)

THAT CERTAIN PARCEL DESCRIBED IN QUIT CLAIM DEED TO JOHN S. MILNOR, A SINGLE MAN AND DANYA 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 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.

TOGETHER WITH 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 10, 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°05'57" EAST, A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 12°03'22", AN ARC DISTANCE OF 10.52 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 0°23'10" WEST, 191.00 FEET;
 THENCE SOUTH 73°10'56" WEST 25.00 FEET PARALLEL WITH THE SOUTH LINE OF LOT 142;
 THENCE SOUTH 16°49'04" EAST, 25.00 FEET;
 THENCE NORTH 73°10'56" EAST 38.20 FEET;
 THENCE NORTH 0°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°46'01" WEST, A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 27°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.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"
EXCEPTIONS**

Order No.: RES70206394

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company, a Washington corporation
Purpose: Underground electric premises
Recording Date: March 21, 1985
Recording No.: 8503210035
Affects: Portion of said premises

2. 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 East Fourth Addition:

Recording No: 8506270044

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: July 1, 1985
Recording No.: 8507010025

4. Standard Participation Contract Certificate of Payment and Release for Sewer Connection Charge and the terms and conditions thereof:

Recording Date: April 17, 1987
Recording No.: 8704170003

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: John S. Milnor and Danya R. Johnson
Purpose: Ingress, egress, utilities and drainage
Recording Date: October 12, 1995
Recording No.: 9510120073
Affects: Portion of said premises

Said easement contains provisions for joint maintenance.

EXHIBIT "B"
EXCEPTIONS
(continued)

6. Reservations and/or exceptions contained in instruments and the terms and conditions thereof:

Recording Date: October 12, 1995
Recording No.: 9510120073
Recording No.: 9510120074

7. Agreement and Revised Easement and the terms and conditions thereof:

Executed by: John S. Milnor and Claudia J. McCain and Bruce L. Disend, husband and wife
Recording Date: July 28, 1999
Recording No.: 199907280156
Providing: Maintenance and location of utility lines

8. 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 Survey:

Recording No: 200412090029

9. Reservations and/or exceptions contained in instrument and the terms and conditions thereof:

Recording Date: June 15, 2005
Recording No.: 200506150031

10. Public or private easements, if any, over vacated portion of said premises.

11. 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.

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "B"
EXCEPTIONS
(continued)

13. 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, 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."