

**AFTER RECORDING MAIL TO:**  
Mr. and Mrs. Peter N. Schott  
P.O. Box 1351  
Oak Harbor, WA 98277



200211050014  
Skagit County Auditor

11/5/2002 Page 1 of 4 9:04AM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: PA-103466-E

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

**Grantor(s): Arthur Hiebert and Charlotte Edwards- Hiebert**  
**Grantee(s): Peter N. Schott and Margaret E. Schott**  
**Abbreviated Legal: Lot C-34 Lake Tyee II**  
**Assessor's Tax Parcel Number(s): P78992/4229-003-034-0001**

THE GRANTOR ARTHUR HIEBERT and CHARLOTTE EDWARDS-HIEBERT, husband and wife each as to an undivided inderterminate interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Peter N. Schott and Margaret E. Schott, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot C-34 "LAKE TYEE, DIVISION NO. II," as per plat recorded in Volume 11 of Plats, pages 15 through 24, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule B-1 Attached.

Dated November 1, 2002

Arthur Hiebert  
Arthur Hiebert

Charlotte Edwards-Hiebert  
Charlotte Edwards-Hiebert

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
# 5012

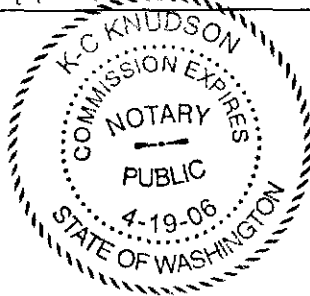
NOV 05 2002

Amount Paid \$ 1100.05  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Arthur Hiebert and Charlotte Edwards- Hiebert** the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11-4-02



KC Knudson

Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 4-19-06

A. Declaration of charges, assessments and liens as recorded in instrument dated June 16, 1975 and recorded July 1, 1975, under Auditor's File No. 819946, a copy of which is hereto attached and made a part hereof.

AMENDMENT TO DECLARATION OF CHARGES, ASSESSMENTS AND LIENS, AS HERETO ATTACHED.

Dated: December 4, 1995  
Recorded: March 6, 1996  
Auditor's No.: 9603060005

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Utilities  
In Favor Of: Present and future owners in Plat  
Recorded: July 1, 1975  
Auditor's No.: 819947  
Affects: The portion of each lot within said Plat which is within 5 feet of the boundary line thereof.

C. The dedication of the Plat contains the following provisions:

"All roads and trails shown hereon are private and the cost of construction of said roads and trails shall be the responsibility of the plat owners, said plat owners having the right to make all necessary slopes for cuts and fills for said roads and trails, and the right to continue to drain said roads and trails over and across any lot where water might take a natural course, in the reasonable grading of the roads and trails shown hereon.

The obligation for the cost of removal of snow from, and the maintaining of all private roads and trails within the Plat, will be the responsibility of the plat owners.

If the plat owners petition the Skagit County Commissioners to include the private roads herein, in the County road system, it is understood that said plat owners shall fully develop the road system to the road standards of Skagit County, and all construction shall be free of liens, costs and other obligations. Acceptance of the roads shall be at the exclusive option of the Skagit County Commissioners.

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C. (Continued):

Following original reasonable grading of roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public or private road right of way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner."

D. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: June 16, 1975  
Recorded: July 1, 1975  
Auditor's No.: 819948  
Executed By: Lands-West, Inc., a Washington corporation

AMENDMENT TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS, AS HERETO ATTACHED:

Dated: July 9, 1977  
Recorded: August 3, 1977  
Auditor's No.: 861973  
Executed By: Lands-West, Inc., a Washington corporation

Said Amendment is a re-recording of Amendment recorded July 18, 1977, under Auditor's File No. 860761.

AMENDMENT TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS, AS HERETO ATTACHED:

Dated: June 25, 1979  
Recorded: June 27, 1979  
Auditor's No.: 7906270014  
Executed By: Lands-West, Inc.

AMENDMENTS TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS, AS HERETO ATTACHED:

Dated: June 11, 1986  
Recorded: June 30, 1986  
Auditor's No.: 8606300021  
Executed By: Lands-West, Inc.

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D. (Continued):

AMENDMENT TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS, AS HERETO ATTACHED:

Dated: June 10, 1987  
Recorded: June 12, 1987  
Auditor's No.: 8706120018  
Executed By: Lands-West, Inc.

AMENDMENT TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS, AS HERETO ATTACHED:

Dated: December 4, 1995  
Recorded: March 6, 1996  
Auditor's No.: 9603060005  
Executed By: Lands West, Inc.

AMENDMENT TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS, AS HERETO ATTACHED:

Dated: September 20, 1996  
Recorded: September 24, 1996  
Auditor's No.: 9609240021  
Executed By: Lands West, Inc.



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