

AFTER RECORDING MAIL TO:
Dennis K. Cummins
19215 27th Drive S.E.
Bothell, WA 98012



200307010030
Skagit County Auditor

7/1/2003 Page 1 of 3 8:50AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 107465-PAE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Patrick Lindop
Grantee(s): Dennis K. Cummins
Abbreviated Legal: Lot C-55, LAKE TYEE DIV II
Assessor's Tax Parcel Number(s): P79013/4229-003-055-0005

THE GRANTOR Patrick Lindop, a married man as his separate property, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dennis K. Cummins, a single man as his separate property. the following described real estate, situated in the County of Skagit, State of Washington.

Lot C-55, "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: SEE ATTACHED SCHEDULE B-1.
Property is not Grantor's primary residence.

3187
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated June 16, 2003

JUL 01 2003

Patrick Lindop

Amount Paid \$ 120⁸⁷
Skagit Co. Treasurer
By Deputy

Province of British Columbia, Canada.
STATE OF Washington }
COUNTY OF Westminster } SS:

I certify that I know or have satisfactory evidence that Patrick Lindop the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledge it to be His free and voluntary act for the uses and purposes mentioned in this instrument.

JAMES A. HANSON
Barrister & Solicitor

Dated: June 19, 2003.

Notary Public in and for the State of Province of British Columbia.
Residing at Surrey British Columbia.
My appointment expires: my appointment is indefinite.

EXCEPTIONS:

- 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.

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."

- Continued -



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EXCEPTIONS CONTINUED:

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

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



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