

**AFTER RECORDING MAIL TO:**

Clarence A. Ecland  
206 N.W. 67th  
Seattle, WA 98117



200307110221  
Skagit County Auditor

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Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 107350-PAE

LAND TITLE COMPANY OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): Sanford A. Hamilton and Joan M. Hamilton  
Grantee(s): Clarence A. Ecland and Lawna Ecland  
Abbreviated Legal: Lot B-12, Lake Tyee I.  
Assessor's Tax Parcel Number(s): P78480/4219-002-012-0001

THE GRANTOR Sanford A. Hamilton and Joan M. Hamilton, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Clarence A. Ecland and Lawna Ecland, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot B-12, "LAKE TYEE I," as per plat recorded in Volume 10 of Plats, pages 66 through 70, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated June 24, 2003

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
# 3418  
JUL 11 2003

Amount Paid \$ 183<sup>60</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

*[Signature]*  
Sanford A. Hamilton

*[Signature]*  
Joan M. Hamilton

Province }  
STATE OF BRITISH COLUMBIA }  
COUNTY OF NEW WESTMINSTER } SS:  
C-77

I certify that I know or have satisfactory evidence that Sanford A. Hamilton and Joan M. Hamilton the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 9, 2003

*[Signature]*  
Notary Public in and for the State of BRITISH COLUMBIA  
Residing at 706 CLARKSON STREET  
My appointment expires: Notary Public  
706 CLARKSON STREET  
NEW WESTMINSTER, B.C.  
V3M 1E2

LIFETIME COMMISSION

EXCEPTIONS:

A. DECLARATION OF CHARGES, ASSESSMENTS AND LIENS, A COPY OF WHICH IS HERETO ATTACHED.

Dated: June 11, 1974  
Recorded: June 11, 1974  
Auditor's No.: 802096

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, AS DISCLOSED IN INSTRUMENT HEREIN SET FORTH:

For: Utilities  
In Favor Of: Present and future owners in Plat  
Disclosed By: Instrument recorded September 3, 1974, under Auditor's File No. 806710  
Affects: That 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 dedicated county roads, and the right to continue to drain said roads over and across any lot where water might take a natural course, in the reasonable grading of the roads 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 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..."

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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 11, 1974  
Recorded: June 11, 1974  
Auditor's No.: 802095  
Executed By: Lands-West, Inc., a Washington corporation

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

Amendment Dated: February 7, 1975  
Recorded: February 11, 1975  
Auditor's No.: 813356  
Executed By: Lands-West, Inc.

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

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

SAID AMENDMENT IS A RE-RECORDING OF AMENDMENT:

Recorded: July 18, 1977  
Auditor's No.: 860761

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

Amendment 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:

Amendment Dated: June 25, 1986  
Recorded: June 30, 1986  
Auditor's No.: 8606300021  
Executed By: Lands-West, Inc.

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D. (Continued):

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

Amendment 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.

E. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES  
STATED HEREIN, AND INCIDENTAL PURPOSES, AS DISCLOSED IN INSTRUMENT HEREIN  
SET FORTH.

For: Electric transmission line  
In Favor Of: Puget Sound Power & Light Company  
Disclosed By: Metzger Map of Skagit County  
Affects: Exact width and location is not disclosed on the record



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