

AFTER RECORDING MAIL TO:  
Randall R. Ruschmann  
1000 Shuler Avenue  
Burlington, WA 98233-3029



200307280360  
Skagit County Auditor

7/28/2003 Page 1 of 3 3:47PM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 108280-PAE

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Christopher A. Munsie and Wilma Munsie  
Grantee(s): Randall R. Ruschmann and Kathy A. Ruschmann  
Abbreviated Legal: Lot C-76, Lake Tyee III.  
Assessor's Tax Parcel Number(s): P80106/4357-003-076-0004

THE GRANTOR CHRISTOPHER A. MUNSIE AND WILMA MUNSIE, HUSBAND AND WIFE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RANDALL R. RUSCHMANN AND KATHY A. RUSCHMANN, HUSBAND AND WIFE the following described real estate, situated in the County of Skagit, State of Washington.

Lot C-76, "LAKE TYEE DIVISION NO. III," as per plat recorded in Volume 11 of Plats, pages 68 through 74, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

#3707  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

JUL 23 2003

Dated July 23, 2003

Amount Paid \$ 15147  
Skagit Co. Treasurer  
By [Signature] Deputy

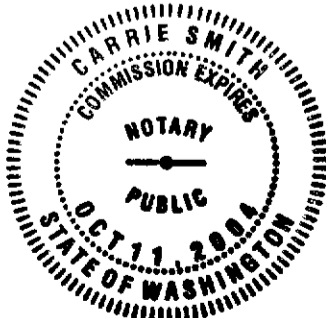
Christopher A. Munsie Wilma Munsie  
Christopher A. Munsie Wilma Munsie

STATE OF Washington }  
COUNTY OF Wnaticom } SS:

I certify that I know or have satisfactory evidence that Christopher A. Munsie and Wilma Munsie 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: July 24, 2003 Carrie Smith

Notary Public in and for the State of WA  
Residing at Deming  
My appointment expires: 10/11/04



**EXCEPTIONS:**

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

**For:** The installation, repair, maintenance and operation of any and all kinds and manner of utilities placed underground  
**Recorded:** June 7, 1977  
**Auditor's No.:** 857760  
**Affects:** That portion of each lot within said plat which is within 5 feet of the boundary line thereof.

**B. Provisions contained in the dedication of said plat, as follows:**

"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 and fill for 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."

**C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED.**

**Declaration Dated:** June 2, 1977  
**Recorded:** June 7, 1977  
**Auditor's No.:** 857761  
**Executed By:** Lake Tyee, Inc., a Washington corporation

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

**Amendment Dated:** June 2, 1977  
**Recorded:** August 3, 1977  
**Auditor's No.:** 861972  
**Executed By:** Lands-West, Inc.

**SAID AMENDMENT IS A RE-RECORDING OF AMENDMENT:**

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

- Continued -



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EXCEPTIONS CONTINUED:

C. (Continued)

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.

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.

D. LIEN OF ANY UNPAID ASSESSMENT AND/OR OTHER CHARGES AND PENALTIES LEVIED BY THE LAKE TYEE CAMP CLUB, AS PROVIDED BY INSTRUMENT:

Recorded: June 7, 1977  
Auditor's No.: 857759



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