AFTER RECORDING MAIL TO: Bill H. Bolzell 4225 59th Drive N.E. Marysville, WA 98270



8/20/2003 Page

3:40PM

Filed for Record at Request of Land Title Company Of Skagit County

Escrow Number: 108712-pae

LAND TITLE COMPANY OF SKAGIT COURTY

Statutory Warranty Deed

Grantor(s): John E. Earl and Heather Earl Grantee(s): Bill H. Bolzell and Anita L. Bolzell Abbreviated Legal: Lot B-36, Lake Tyee II.

Assessor's Tax Parcel Number(s): P78949/4229-002-036-0001

THE GRANTOR JOHN E. EARL AND HEATHER EARL, HUSBAND AND WIFE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid. conveys and warrants to BILL H. BOLZELL AND ANITA L. BOLZELL, HUSBAND AND WIFE the following described real estate, situated in the County of Skagit, State of Washington.

Lot B-36, "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.

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

4317 AUG 2 0 2003

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Amount Paic 5 443

Heather Earl

PROVINCE

ONTERIO, CANADA)

COUNTY OF NORTHUMBERLAND

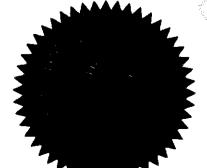
I certify that I know or have satisfactory evidence that John E. Earl and Heather Earl the person(s) who appeared before me, and said person(s) acknowledged that signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

WILLIAM J. TAGGART

BARRISTER & SOLICITOR 35 King Street East Cobourg, ON K9A 1K6 Notary Public in and for the State of

Residing at 35 Kinc Si.E. Cobouc

My appointment expires: Goes not e



LPB-10

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 -



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.

200308200101 Skagit County Auditor

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