

AFTER RECORDING MAIL TO:  
Vojtech Hodek  
11426 Kincome Avenue  
Richmond, BC V7A 4S2,



200309120254  
Skagit County Auditor

9/12/2003 Page 1 of 3 3:57PM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 109145-PAE

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Benito Villarreal and Cecelia M. Christel  
Grantee(s): Vojtech Hodek and Jana Hodek  
Abbreviated Legal: Lot D-5, Lake Tyee II.  
Assessor's Tax Parcel Number(s): P79060/4229-004-005-0004

THE GRANTOR BENITO VILLARREAL and CECELIA M. VILLARREAL, HUSBAND AND WIFE, WHO ACQUIRED TITLE AS CECELIA M. CHRISTEL for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Vojtech Hodek and Jana Hodek, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot D-5, "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.

Dated September 4, 2003

Cecelia Christel

Benito Villarreal

4414  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

SEP 12 2003

STATE OF Washington }  
COUNTY OF Pacific } SS:

Amount Paid \$ 275.40  
Skagit County Treasurer  
By: MAN Deputy

I certify that I know or have satisfactory evidence that **Benito Villarreal and Cecelia M. Christel** 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: 9-11-03

Donann Lake

Notary Public in and for the State of Washington  
Residing at Pacific Co  
My appointment expires: 6-29-07



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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Skagit County Auditor

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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