

AFTER RECORDING MAIL TO:
Sharon L. Knowles
P.O. Box 801
Lyman, WA 98263



200406220026
Skagit County Auditor

6/22/2004 Page 1 of 3 8:49AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 112444-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Gerald D. Hawkins and Esther L. Hawkins
Grantee(s): Sharon L. Knowles
Abbreviated Legal: Lot C-78, LakeTyee III.
Assessor's Tax Parcel Number(s): P80108/4357-003-078-0002

THE GRANTOR Gerald D. Hawkins and Esther L. Hawkins, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sharon L. Knowles*the following described real estate, situated in the County of Skagit, State of Washington. *A married person as her separate estate.
Lot C-78, "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.

3140
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

JUN 22 2004

Dated JUNE 16, 2004

Amount Paid \$ 140.00
Skagit Co. Treasurer
By [Signature] Deputy

[Signature]
Gerald D. Hawkins

[Signature]
Esther L. Hawkins

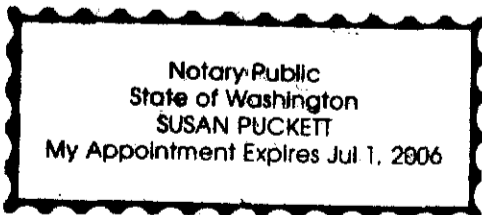
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Gerald D. Hawkins and Esther L. Hawkins 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: 6.17.04

[Signature]

Notary Public in and for the State of Washington
Residing at Leavenworth
My appointment expires: July 1, 2006



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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