

AFTER RECORDING MAIL TO:  
Charles E. Karn  
1241 Roland Street  
Bellingham, WA 98229



200409010004  
Skagit County Auditor

9/1/2004 Page 1 of 3 8:42AM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 113251-PAE

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Lake Tyee Association  
Grantee(s): Charles E. Karn and Cheryl L. Karn  
Abbreviated Legal: Lot C-14, Lake Tyee Div. 2.  
Assessor's Tax Parcel Number(s): P78973/4229-003-015-0004

THE GRANTOR Lake Tyee Association, a Washington Nonprofit Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Charles E. Karn and Cheryl L. Karn, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot C-15, "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 August 25, 2004

# 4731

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Lake Tyee Association

Wesley Rosenbach  
By: Wesley Rosenbach, President

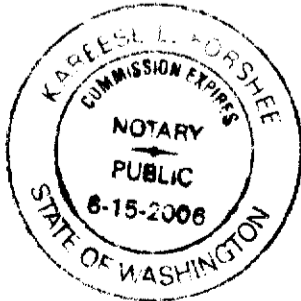
SEP 01 2004  
21182  
Amount Paid to  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Wesley Rosenbach  
the person who appeared before  
me, and said person acknowledged that he signed this instrument, on oath stated He is  
authorized to execute the instrument and is President  
of Lake Tyee, a Washington Nonprofit Corporation  
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: August 28, 2004

[Signature]  
Notary Public in and for the State of Washington  
Residing at CONCRETE  
My appointment expires: 6-15-2006



**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."

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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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