



200409150105
Skagit County Auditor

WHEN RECORDED RETURN TO
MELVIN REITAN
651 E AXTON ROAD
BELLINGHAM, WASHINGTON 98226



CHICAGO TITLE INSURANCE COMPANY

IC32356 ✓

5110410

STATUTORY WARRANTY DEED

Dated: SEPTEMBER 8, 2004

THE GRANTOR

ROBERT L WALSH, AN UNMARRIED PERSON

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

MELVIN REITAN AND PATRICIA REITAN, HUSBAND AND WIFE

the following described real estate situated in the County of SKAGIT

State of Washington:

Tax Account Number(s): 4357-001-065-0001

LOT A-65, LAKE TYEE DIVISION NO. III, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 11 OF PLATS, PAGES 68 THROUGH 74, RECORDS OF SKAGIT
COUNTY, WASHINGTON

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY
THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED
HEREIN.

4980
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 15 2004

Amount Paid \$ 178
By Skagit Co. Treasurer Deputy

ROBERT L. WALSH

STATE OF WASHINGTON
COUNTY OF Snohomish

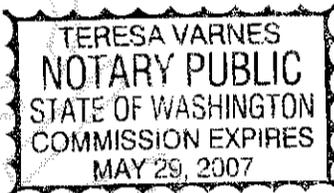
SS

ON THIS 9th DAY OF September , 2004 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED

Robert L. Welsh KNOWN TO ME TO BE THE INDIVIDUAL(S)
DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED
THAT he SIGNED AND SEALED THE SAME AS his FREE AND VOLUNTARY
ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

Teresa Varnes
NOTARY SIGNATURE

PRINTED NAME: Teresa Varnes
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Marysville
MY COMMISSION EXPIRES ON 5/29/07 .



200409150105
Skagit County Auditor

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005110410

SUBJECT TO:

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills and continued drainage of roads

Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: June 7, 1977

Auditor's No.: 857760, records of Skagit County, Washington

For: Installation, repair, maintenance and operation of any and all kinds and manner of utilities placed underground

Affects: That portion of each lot within said plat which is within five (5) feet of the boundary line thereof

Restrictions contained on the face of said plat, as follows:

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 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.

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: June 7, 1977

Auditor's No(s): 857761, records of Skagit County, Washington

Executed By: Lake Tyee, Inc., a Washington corporation

AMENDED by instrument:

Recorded: August 3, 1977, June 27, 1979, June 30, 1986, July 12, 1987, March 6, 1996 and September 24, 1996

Auditor's No.: 861972, 7906270014, 8606300021, 8706120018, 9603060005 and 9609240021, records of Skagit County, Washington

EXHIBIT3/RDA/0999



200409150105

Skagit County Auditor

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005110410

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: June 7, 1977
Auditor's No(s): 857759, records of Skagit County, Washington
Imposed By: Lake Tye, Inc., a Washington corporation

Notice of Moratorium on Non-Forestry Use of Land, including the terms and conditions thereof;

Recorded: April 1, 1998
Auditor' No.: 9804010042, records of Skagit County, Washington
Affects: Common area

An easement affecting the portion of said premises and or the purposes stated herein, and incidental purposes, as disclosed in instrument herein set forth:

For: Electrical transmission line
In Favor Of: Puget Sound Power and Light Company
Disclosed: Metzger Map of Skagit County
Affects: Exact width and location is not disclosed on the record

Liability to future assessments, if any, levied by Lake Tye Community Club.

EXHIBIT3/RDA/0999



200409150105
Skagit County Auditor

9/15/2004 Page 4 of 4 3:38PM