



200503290002  
Skagit County Auditor

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**AFTER RECORDING MAIL TO:**  
Steven R. Phillips  
15728 2nd Place West  
Lynnwood, WA 98037

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 115496-PAE

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

**Grantor(s):** Lands West, Inc.  
**Grantee(s):** Steven R. Phillips and Cheri L. Phillips  
**Abbreviated Legal:** Lots B-16 & B-127, Lake Tyee #3.  
**Assessor's Tax Parcel Number(s):** P79901/4357-002-016-0009, P80012/4357-002-127-0005

THE GRANTOR Lands West, Inc., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Steven R. Phillips and Cheri L. Phillips, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.  
Lots B-16 And B-127, "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.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated March 15, 2005

Lands West, Inc

By: Eddie J. Forshee, President

#1400  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 29 2005

Amount Paid \$ 327.52  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
County of SKAGIT }

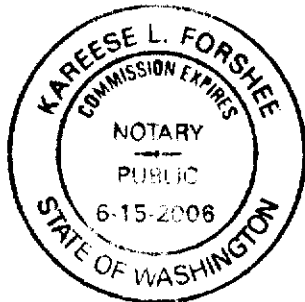
SS:

I certify that I know or have satisfactory evidence EDDIE J FORSHEE

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 LANDS WEST INC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 3-17-05

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



## 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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