

AFTER RECORDING MAIL TO:  
Dean McManus  
4545 Sand Point Way N.E. #808  
Seattle, WA 98105



200505130143  
Skagit County Auditor

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Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 116035-PAE

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Robert M. Murray and Karen A. Murray  
Grantee(s): Dean McManus and Tomilynn McManus  
Abbreviated Legal: Lot C-24, Lake Tyy II  
Assessor's Tax Parcel Number(s): P78982/4229-003-024-0003

THE GRANTOR Robert M. Murray and Karen A. Murray, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dean McManus and Tomilynn McManus, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.  
Lot C-24, "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.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 2360

MAY 13 2005

977.22

Amount Paid \$  
By Skagit County Treasurer Deputy

Dated May 4, 2005

Robert M. Murray  
Robert M. Murray

Karen A. Murray  
Karen A. Murray

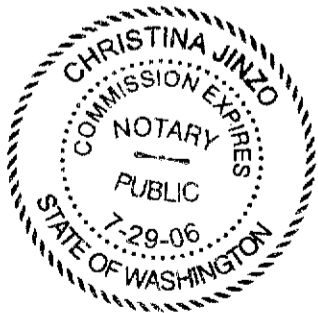
STATE OF Washington }  
COUNTY OF WASHINGTON } SS:

I certify that I know or have satisfactory evidence that Robert M. Murray and Karen A. Murray 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: 05/06/05

Christina Jinzo

Notary Public in and for the State of WASHINGTON  
Residing at EVERETT  
My appointment expires: 07-29-06



## 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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## 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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