

AFTER RECORDING MAIL TO:
Deborah A. Tazelaar
16759 Wallingford Avenue N.
Shoreline, WA 98133-5545



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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 116312-S

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Richard Vincent and Lynn Vincent
Grantee(s): Deborah A. Tazelaar
Abbreviated Legal: Lot B-4, Lake Tyee III.
Assessor's Tax Parcel Number(s): P79889/4357-002-004-0003

THE GRANTOR Lynn Vincent and Richard Vincent, in indeterminate undivided interests, as their separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Deborah A. Tazelaar, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington.

Lot B-4, "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.

2857
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

JUN 06 2005

Dated May 27, 2005

Amount Paid \$ 119.26
By DR Skagit Co. Treasurer Deputy

Richard Vincent for Richard Vincent
Richard Vincent *attorney in fact*

Lynn Vincent
Lynn Vincent

STATE OF Washington }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that **Richard Vincent and Lynn Vincent** 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: _____

Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____

See attached Notary

Statutory Warranty Deed

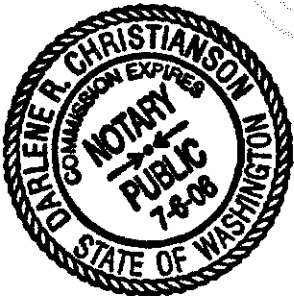
STATE OF Washington
COUNTY OF Thurston } SS:

On this 1 day of June 2005 before me personally appeared Lynn Vincent
to me known to be the individual described in and
who executed the foregoing instrument for Her self and as Attorney in Fact for Richard Vincent
and acknowledged that She signed and
sealed the same as Her free and voluntary act and deed for Her self and also as his
free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein
mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not
been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)

Charles B. Christianson

Notary Public in and for the State of Washington
Residing at Thurston County
My appointment expires: 10 July 2006



200506060007
Skagit County Auditor
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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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Skagit County Auditor

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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 Skagit County Auditor