



200707180110
Skagit County Auditor

7/18/2007 Page 1 of 4 3:36PM

When recorded return to:

Ron Spasoff
#31 Arber Crest Rise
Calgary Alberta Canada, T3G4L-3000

Filed for Record at Request of
Baines Title & Escrow
Escrow Number: 30022-07-KMH

LAND TITLE OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): Jeff Jewett and Kristine Jewett
Grantee(s): Ron Spasoff
Abbreviated Legal:
Lot A-56, Lake Tyee I.

Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): P78461 (4219-001-056-0000)

THE GRANTORS Jeff Jewett and Kristine Jewett, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ron Spasoff, a single man the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION AND TITLE EXCEPTIONS

Dated 7/15/07

[Signature]
Jeff Jewett

[Signature]
Kristine Jewett

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3407
JUL 18 2007

State of Washington }
County of Skagit } SS:

Amount Paid \$ 99.56
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that

is/are 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: 7-15-07

[Signature]
Notary Public in and for the State of WA
Residing at Lynnwood WA
My appointment expires: 5-20-2008

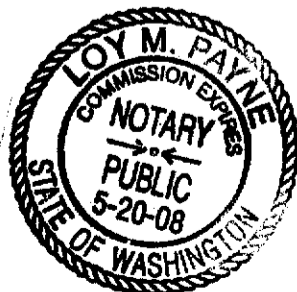


EXHIBIT A

Lot A-56, "LAKE TYEE I," as per plat recorded in Volume 10 of Plats, pages 66 through 70, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington

Exceptions:

A. DECLARATION OF CHARGES, ASSESSMENTS AND LIENS, A COPY OF WHICH IS HERETO ATTACHED.

Dated: June 11, 1974
Recorded: June 11, 1974
Auditor's No.: 802096

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, AS DISCLOSED IN INSTRUMENT HEREIN SET FORTH:

For: Utilities
In Favor Of: Present and future owners in Plat
Disclosed By: Instrument recorded September 3, 1974, under Auditor's File No. 806710
Affects: That 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 dedicated county roads, and the right to continue to drain said roads over and across any lot where water might take a natural course, in the reasonable grading of the roads 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 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 11, 1974
Recorded: June 11, 1974
Auditor's No.: 802095
Executed By: Lands-West, Inc., a Washington corporation

AMENDMENTS TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS, AS HERETO ATTACHED:

Amendment Dated: February 7, 1975
Recorded: February 11, 1975
Auditor's No.: 813356
Executed By: Lands-West, Inc.

AMENDMENTS TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS, AS HERETO ATTACHED:

Amendment Dated: July 9, 1977
Recorded: August 3, 1977
Auditor's No.: 861973
Executed By: Lands-West, Inc.

SAID AMENDMENT IS A RE-RECORDING OF AMENDMENT:

Recorded: July 18, 1977
Auditor's No.: 860761

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.

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EXCEPTIONS CONTINUED:

D. (Continued):

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.

E. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES
STATED HEREIN, AND INCIDENTAL PURPOSES, AS DISCLOSED IN INSTRUMENT HEREIN
SET FORTH.

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



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