

After Recording Return to:
Brian J. Morgan
3117 Birchwood Ave.
Bellingham WA 98225



200805230101
Skagit County Auditor

5/23/2008 Page 1 of 2 11:23AM

Filed for Record at Request of:
**CHICAGO TITLE
INSURANCE COMPANY**
PO Box 1115
1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

CHICAGO TITLE CO.
IC45103

Escrow No.: 309717-KRK

STATUTORY WARRANTY DEED

THE GRANTOR Keith L. Bakker and Susan P. Bakker, husband and wife for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brian J. Morgan and Laona R. Morgan, husband and wife and Angela J. Morgan, an unmarried woman the following described real estate, situated in the County of ~~Whatcom~~, State of Washington:
Skagit

Lot C-75, LAKE TYEE DIVISION NO. III, according to the plat thereof, recorded in Volume 11 of Plats, Pages 68-74, Records of Skagit County, Washington. Situate in Skagit County, Washington.

Subject to: Real Estate Taxes and Exhibit "A" attached hereto and by this reference made a part hereof

Abbreviated Legal: Lot C-75, , a plat
Additional Legal(s) on page:
Assessor's Tax Parcel No.: 4357-003-075-0005

Dated: May 20, 2008

164
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 23 2008

Keith L. Bakker
Keith L. Bakker

Amount Paid \$ 272.00
Skagit Co. Treasurer
By Susan P. Bakker Deputy mm
Susan P. Bakker

STATE OF WASHINGTON
COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that Keith L. Bakker and Susan P. Bakker (is/are) the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: May 21, 2008

Susan L. Gale

**SUSAN L GALE
STATE OF WASHINGTON
NOTARY PUBLIC
COMMISSION EXPIRES
SEPTEMBER 11, 2010**

Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 9/11/10

EXHIBIT "A"

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 covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;

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

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

Recorded: August 25, 1978
Auditor's No(s): 886358, records of Skagit County, Washington
Imposed By: Lake Tyee, Inc., a Washington corporation

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

Recorded: April 6, 1996
Auditor's No(s): 9603060005, records of Skagit County, Washington
Imposed By: Rogers, et al

END OF EXHIBIT "A"



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Skagit County Auditor