



200907170082
Skagit County Auditor

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Land Title

Document Title: Deed

Reference Number: 8809210076

Grantor(s):

additional grantor names on page ___

1. Queen, Phyllis
2. Schryer, Veda

Grantee(s):

additional grantee names on page ___

1. Harlan, Ben
2. Harlan, Lori

Abbreviated legal description:

full legal on page(s) ___

Lt D 94 Lake Tyee I

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ___

P78621



THIS SPACE RESERVED FOR RECORDER'S USE:

Filed for Record at Request of

AFTER RECORDING MAIL TO:

ACCOMMODATION RECORDING

M-18045

LAND TITLE OF SKAGIT COUNTY

H-77542 WHH



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(FULFILLMENT)

FORM L58F (3-84)

Statutory Warranty Deed

THE GRANTORS, PHYLLIS C. QUEEN AND VEDA G. SCHRYER, AS THEIR SEPARATE ESTATES

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to BEN R. HARLAN AND LORI L. HARLAN, HUSBAND AND WIFE

the following described real estate, situated in the County of SKAGIT, State of Washington:

LOT D-94, "LAKE TYEE I", ACCORDING TO THE PLAT RECORDED IN VOLUME 10 OF PLATS, PAGES 66 TO 70 INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

Fulfillment

JUL 17 2009

EX # 3684 + 5360

Amount Paid Skagit Co. Treasurer By Mam Deputy

53.60

kh

SUBJECT TO MATTERS NOTED IN EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated SEPTEMBER 20, 1988, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

RECORDED UNDER AUDITOR FILE NO. 8809210076

Real Estate Excise Tax was paid on this sale or stamped exempt on 9-21-88, Rec. No.3684

Dated this 20TH day of

SEPTEMBER, 1988

By Phyllis C. Queen PHYLLIS C. QUEEN

By Veda G. Schryer VEDA G. SCHRYER

By By

STATE OF WASHINGTON

STATE OF WASHINGTON

COUNTY OF SKAGIT } SS

COUNTY OF } SS

On this day personally appeared before me PHYLLIS C. QUEEN & VEDA G. SCHRYER to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that THEY signed the same as THEIRS free and voluntary act and deed, for the uses and purposes therein mentioned.

On this day of, 19, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and to me known to be the President and Secretary, respectively, of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that authorized to executed the said instrument and that the seal affixed is the corporate seal of said corporation.

GIVEN under my hand and official seal this 20TH day of SEPTEMBER, 19 88

William H. ... Notary Public in and for the State of Washington, residing at MOUNT VERNON

Witness my hand and official seal hereto affixed the day and year first above written.

COMMISSION EXPIRES: 12-10-89

Notary Public in and for the State of Washington, residing at

UTICOR TITLE INSURANCE

H-77542

EXHIBIT B

1. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

FOR : INSTALLATION, REPAIR, MAINTENANCE AND OPERATION OF ANY AND ALL KINDS OF MANNER OF UTILITIES PLACED UNDERGROUND

RECORDED : SEPTEMBER 3, 1974

AUDITOR'S NO. : 806710

AFFECTS : THAT PORTION OF EACH LOT WITHIN SAID PLAT WHICH IS WITHIN FIVE FEET (5') OF THE BOUNDARY LINE THEREOF

2. THE RIGHT TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC WAYS SHOWN THEREON AS PUBLIC HIGHWAYS, WITH 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, AS DEDICATED IN THE PLAT.

3. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN 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.

4. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, 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 RESTRICTITONS AND LIMITATIONS RECORDED UNDER AUDITOR'S FILE NOS. 813356, 861973, 7906270014 AND 8606300021.

5. DECLARATION OF CHARGES, ASSESSMENTS AND LIENS, AS HERETO ATTACHED.

DECLARATION DATED : JUNE 11, 1974

RECORDED : JUNE 11, 1974

AUDITOR'S NO. : 802096

EXECUTED BY : LANDS-WEST, INC.



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Skagit County Auditor