

201306060052

Skagit County Auditor

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4

\$75.00

1:48PM

When recorded return to:

Joe Fairchild and Elizabeth Fairchild
12100 105th Place NE
Kirkland, WA 98034

Filed for record at the request of:



**CHICAGO TITLE
COMPANY**

1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 245358933

CHICAGO TITLE

420019181

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew Bezanson and Kara Bezanson, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Joe Fairchild and Elizabeth Fairchild, husband and wife and Patricia Fairchild, a single woman

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

Abbreviated Legal: (Required if full legal not inserted above.)

Lot D-2, Lake Tyee 1

Tax Parcel Number(s): P78529

Dated: June 3, 2013

[Signature]
Matthew Bezanson
[Signature]
Kara Bezanson

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2013 2120

JUN 06 2013

Amount Paid \$ *450.00*

Skagit Co. Treasurer

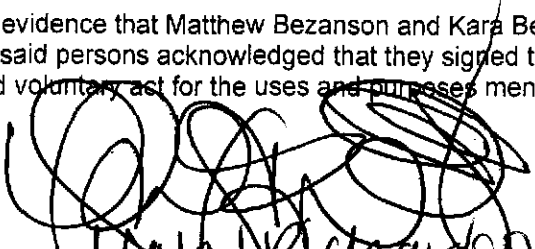
By *[Signature]* Deputy

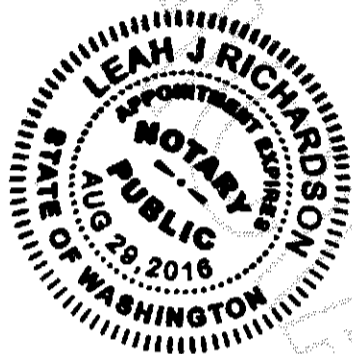
STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Whatcom

I certify that I know or have satisfactory evidence that Matthew Bezanson and Kara Bezanson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: JUNE 5, 2013


Name: LEAH J. RICHARDSON
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 08-29-2016



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SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on LAKE TYEE I:

Recording No: 801780

2. Easement, including the terms and conditions thereof, conveyed by instrument;

Recorded: September 3, 1974

Auditor's No.: 806710, 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 feet of the boundary line thereof

3. Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: June 11, 1974

Auditor's No.: 802095, records of Skagit County, Washington

Executed By: Lands West, Inc., a Washington corporation

AMENDED by instrument:

Recorded: February 11, 1975, July 10, 1977, August 3, 1977, June 27, 1979, June 30, 1986, June 12, 1987, March 6, 1996, and September 24, 1996

Auditor's No.: 813356, 860761, 861973, 7906270014, 8606300021, 8706120018, 9603060005 and 9609240021, records of Skagit County, Washington

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

Recorded: June 11, 1974

Auditor's No.: 802096, records of Skagit County, Washington

Imposed By: Lands-West, Inc.

5. Easement for electric transmission line in favor of Puget Sound Power and Light, as disclosed by the Metzger map.



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For APN/Parcel ID(s): P78529 / 4219-004-002-0009

Lot D-2, LAKE TYEE I, according to the plat thereof, recorded in Volume 10 of Plats, pages 66 through 70, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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