



201401300070

Skagit County Auditor

\$73.00

1/30/2014 Page

1 of

2 3:34PM

**When recorded return to:**

Dan Wallace Bacon, Jr and Nelsie Lorraine Bacon  
14521 E. Harvard Avenue  
Aurora, CO 80014

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620020745

**CHICAGO TITLE 620020745**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Alfonso Gurrola, an unmarried man

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

in hand paid, conveys, and warrants to Dan Wallace Bacon, Jr and Nelsie Lorraine Bacon, husband and wife

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

Lot C-48, LAKE TYEE DIVISION NO. III, according to the plat thereof, recorded in Volume 11 of Plats, pages 68 through 74, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P80078 / 4357-003-048-0009

Subject to: Covenants, conditions, restrictions and easements of record as more fully described in Chicago Title Order 620020745, Schedule B, Special Exceptions and Skagit County Right to Farm Ordinance, which are attached hereto and made a part hereof as Exhibit "A"

Dated: January 28, 2014

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

2014 318

JAN 30 2014

\_\_\_\_\_  
Alfonso Gurrola

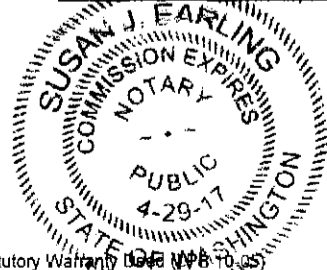
State of Washington

County of KING

Amount Paid \$ 111.80  
Skagit Co. Treasurer  
By Tom Deputy

I certify that I know or have satisfactory evidence that Alfonso Gurrola is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: JANUARY 29, 2014



\_\_\_\_\_  
Name: SUSAN J. EARLING  
Notary Public in and for the State of WA  
Residing at: EDMONDS  
My appointment expires: 4-29-17

## EXHIBIT "A"

### Exceptions

1. 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: Within 5 feet of the boundary line thereof
  
2. 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 DIVISION NO. III:  
  
Recording No: 857758
  
3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant 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 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, June 12, 1987, and  
September 24, 1996  
Auditor's No.: 861972, 7906270014, 8606300021, 8706120018 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(s);  
Recorded: June 7, 1977  
Auditor's No(s): 857759, records of Skagit County, Washington  
Imposed By: Lake Tyee, Inc., a Washington corporation  
  
AMENDED by instrument(s):  
Recorded: March 6, 1996  
Auditor's No(s): 9603060005, records of Skagit County, Washington
  
5. Dues, charges, and assessments, if any, levied by Lake Tyee Company.
  
6. City, county or local improvement district assessments, if any.
  
7. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year

#### SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



201401300070