



201407110085

When recorded return to:
Philip Sean Osler
1927 River Drive
New Westminister, BC VJM 2B1

Skagit County Auditor \$74.00
7/11/2014 Page 1 of 3 1:35PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620021774

CHICAGO TITLE
620021774

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lenhard Penitsch and Regina Penitsch, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Philip Sean Osler, an unmarried person and Caroline Cook, an
unmarried person, each as their separate estate
the following described real estate, situated in the County of Skagit, State of Washington:

Lot B-17, LAKE TYEE DIVISION NO. II, according to the Plat thereof recorded in Volume 11 of
Plats, pages 15 through 24, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P78930 / 4229-002-017-C004

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 8, 2014

L Penitsch
Lenhard Penitsch

R Penitsch
Regina Penitsch

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 2476
JUL 11 2014

Amount Paid \$957.30
Skagit Co. Treasurer
By W. Osler Deputy

STATUTORY WARRANTY DEED
(continued)

State of WA

County of Whatcom

I certify that I know or have satisfactory evidence that

Zenhard Penitsch & Regina Penitsch
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: July 9, 2014

Susie Gale

Notary Public
State of Washington
SUSAN L GALE
MY COMMISSION EXPIRES
September 11, 2014

Name: Susie Gale
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 9/11/14



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EXHIBIT "A"
Exceptions

1. Easement, including the terms, covenants and provisions thereof, as disclosed by instrument
Recorded: July 1, 1975
Auditor's No.: 819947, records of Skagit County, WA
In favor of: Utilities and services
Affects: 5 feet within boundary of each lot

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. 2:

Recording No: 819944

3. Right of Scott Paper Company to use such portion of the roads within said plat as lie within the Northeast Quarter of the Northwest Quarter of Section 34, as granted by instrument
Recorded: September 8, 1975
Auditor's No.: 828163, records of Skagit County, WA

4. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: July 1, 1975
Recording No.: 819948

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 3, 1977, June 27, 1979, June 30, 1986, June 12, 1987 and September 24, 1996
Recording No.: 861973, 7906270014, 8603300021, 8706120018 and 9609240021

5. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise), disclosed by instrument
Recorded: July 1, 1975
Auditor's No.: 819946, records of Skagit County, WA
Imposed by: Lake Tyee Camp Club

AMENDED by instrument
Recorded: March 6, 1996
Auditor's No.: 9603060005, records of Skagit County, WA

6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

7. City, county or local improvement district assessments, if any.

8. Assessments, if any, levied by Lake Tyee Camp Club.



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