

UNRECORDED DOCUMENT

When recorded return to:
Claudiu Cirjau and Ema Biatrice Cirjau
46357 Yale Road
Chilliwack, BC V2P 2P8



201505210094

Skagit County Auditor \$73.00
5/21/2015 Page 1 of 2 3:36PM

Filed for record at the request of:



CHICAGO TITLE

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620024047

CHICAGO TITLE
620024047 STATUTORY WARRANTY DEED

THE GRANTOR(S) Dan Wallace Bacon, Jr and Nelsie Lorraine Bacon, 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 Claudiu Cirjau and Ema Biatrice Cirjau, 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: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: May 18, 2015

[Signature]
Dan Wallace Bacon, Jr
[Signature]
Nelsie Lorraine Bacon

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015/826
MAY 21 2015

State of Colorado

County of Arapahoe

Amount Paid \$94.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

I certify that I know or have satisfactory evidence that
Dan Wallace Bacon Jr Nelsie Lorraine Bacon Jr
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: 5-19-15

BRIANA GARZELLONI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144016274
MY COMMISSION EXPIRES 04/16/2018

[Signature]
Name: Briana Garzelloni
Notary Public in and for the State of CO
Residing at: CO
My appointment expires: 4-16-18

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.