



201607120015

Skagit County Auditor

\$75.00

7/12/2016 Page

1 of

3 11:41AM

**When recorded return to:**

Calin Mihar Moldovan and Alina Ioana Moldovan  
280 Foss Drive #402  
New Westminster, B.C. Canada V3L0C2

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620027607

**CHICAGO TITLE**

**620027607**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Claudiu Cirjau and Ema Beatrice Cirjau, 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 Calin Mihai Moldovan and Alina Ioana Moldovan, a married couple

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,

20162905  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX


Subject to:

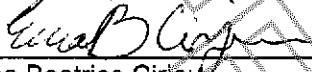
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

JUL 12 2016  
Amount Paid \$ 218  
Skagit Co. Treasurer  
By Deputy  
MF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 17, 2016

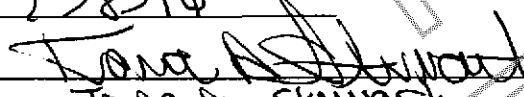
  
\_\_\_\_\_  
Claudiu Cirjau

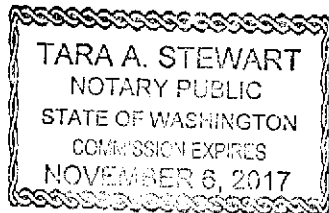
  
\_\_\_\_\_  
Ema Beatrice Cirjau

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Claudiu Cirjau and Ema Beatrice Cirjau 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: 2-28-14

  
\_\_\_\_\_  
Name: Tara A. Stewart  
Notary Public in and for the State of WA  
Residing at: Marysville  
My appointment expires: 11-16-17



**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
  
5. Dues, charges, and assessments, if any, levied by Lake Tyee Company.
  
6. City, county or local improvement district assessments, if any.