



201706280081

When recorded return to:
Robert A. Keay, Donna C. Keay, Andrew J. Keay and Jason D. Keay
11483 94 Avenue
British Columbia, Canada V4c 3r3,

Skagit County Auditor \$75.00
6/28/2017 Page 1 of 3 1:57PM

Recorded at the request of:
Guardian Northwest Title
File Number: 114144

Statutory Warranty Deed

114144

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS John M. Dobbins and Lisa R. Dobbins, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert A. Keay and Donna C. Keay, a married couple, and Andrew J. Keay, subject to ~~presumptive community interest of spouse, if married, and Jason J. Keay, subject to presumptive community interest of spouse, if married~~ the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot B-35, Lake Tyee Div. 2

Tax Parcel Number(s): P78948, 4229-002-035-0002

Lot B-35, "LAKE TYEE, DIVISION NO. II" as per plat recorded in Volume 11 of Plats, pages 15 through 24, inclusive, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 6-26-2017

John M. Dobbins
John M. Dobbins

Lisa R. Dobbins
Lisa R. Dobbins

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172858
JUN 28 2017

Amount Paid \$ 494.⁵⁰
Skagit Co. Treasurer
By them Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John M. Dobbins and Lisa R. Dobbins, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-26-2017

Tae Chong
Printed Name:
Notary Public in and for the State of Washington
Residing at Edmonds
My appointment expires: 9-1-2018



Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. Declaration of charges, assessments and liens as recorded in instrument dated June 16, 1975 and recorded July 1, 1975 under Auditor's File No. 819946.

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS DISCLOSED IN INSTRUMENT HEREIN SET FORTH:

For: Utilities
In Favor Of: Present and future owners in Plat
Auditor's No.: 806710 and other documents of record
Affects: That portion of each lot within said Plat, which is within 5 feet of the boundary line thereof.

C. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Lake Tye Division No. II
Recorded: July 1, 1975
Auditor's No.: 819944

D. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: June 16, 1975
Recorded: July 1, 1975
Auditor's No.: 819948
Executed By: Lands-West, Inc., a Washington Corporation

AMENDMENT TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS:

Dated: July 9, 1977
Recorded: August 3, 1977
Auditor's No.: 861973
Executed By: Lands-West, Inc., a Washington Corporation

Said Amendment is a re-recording of Amendment recorded July 18, 1977 under Auditor's File No. 860761.

AMENDMENT TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS:

Recorded: June 27, 1979, June 30, 1986, June 12, 1987, March 6, 1996 and September 24, 1996
Auditor's No.: 7906270014, 8606300021, 8706120018, 9603060005
and 9609240021

AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS DISCLOSED IN INSTRUMENT HEREIN SET FORTH.

For:	Electric transmission line
In Favor Of:	Puget Sound Power & Light Company
Disclosed:	Metzger Map of Skagit County
Affects:	Exact width and location is not disclosed on the record

UNOFFICIAL DOCUMENT