

When recorded return to:  
Todd Blower and Karen Blower  
1202 Laburnum Avenue  
Port Coquitlam Canada, BC V3B1K3



Skagit County Auditor  
8/28/2017 Page 1 of 3 10:47AM \$76.00

Recorded at the request of:  
Guardian Northwest Title  
File Number: 114446

### Statutory Warranty Deed

<sup>114446</sup>  
GUARDIAN NORTHWEST TITLE CO

**THE GRANTOR Bruce G. Pulver, as his separate estate** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Todd Blower and Karen Blower, a married couple** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot C-96, Lake Tye Div. 2

Tax Parcel Number(s): P79054, 4229-003-096-0006

Lot C-96, "LAKE TYEE, DIVISION NO. II," as per plat recorded in Volume 11 of Plats, pages 15 through 24, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of 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 8-18-17

Bruce G. Pulver

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20174023  
AUG 28 2017

Amount Paid \$ 298.70  
Skagit Co. Treasurer  
By HB Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Bruce G. Pulver, 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: 8-18-17

Printed Name: ~~Katie Hickok~~ Cheryl A. Froehlich  
Notary Public in and for the State of Washington  
Residing at WA  
My appointment expires: ~~1/07/2019~~ 3/7/20

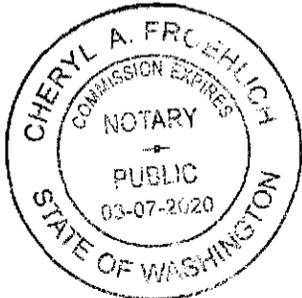


Exhibit A  
SCHEDULE "B-1"

**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