



Skagit County Auditor
9/5/2017 Page 1 of 4 1:38PM \$77.00

When recorded return to:
Michael F. Matthes and Dawn M. Matthes
3121 Brandywine Way
Bellingham, WA 98226

Recorded at the request of:
Guardian Northwest Title
File Number: 114569

Statutory Warranty Deed 114569
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Christopher Sherwood and Andrea Sherwood, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael F. Matthes and Dawn M. Matthes, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot B-24, Lake Tyee I

Tax Parcel Number(s): P78492, 4219-002-024-0007

Lot B-24, "LAKE TYEE I," as per plat recorded in Volume 10 of Plats, pages 66 through 70, 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 8-31-17

Christopher Sherwood
Christopher Sherwood

Andrea Sherwood
Andrea Sherwood

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20174201
SEP 05 2017
Amount Paid \$ 245.³⁰
Skagit Co. Treasurer
By mam Deputy

STATE OF Washington
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Christopher Sherwood and Andrea Sherwood, 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: 8.31.2017

Kim M. Willis
Printed Name: Kim M. Willis
Notary Public in and for the State of Washington
Residing at Edmonds
My appointment expires: 11.10.2020



Edmund A
SCHEDULE "B-1"

EXCEPTIONS:

A. DECLARATION OF CHARGES, ASSESSMENTS AND LIENS:

Dated: June 11, 1974
Recorded: June 11, 1974
Auditor's No.: 802096

AMENDMENT TO DECLARATION OF CHARGES, ASSESSMENTS AND LIENS:

By: Lands-West, Inc., and Robert S. Rogers and Gloria D.
Rogers dba Lake Tyee Company
Dated: December 4, 1995
Recorded: March 16, 1996
Auditor's File No.: 9603060005

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

For: Utilities
In Favor Of: Present and future owners in Plat
Disclosed In: Instrument recorded September 3, 1974 under Auditor's
File No. 806710
Affects: That portion of each lot within said Plat which is within
5 feet of the boundary line thereof

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Lake Tyee I
Recorded: June 4, 1974
Auditor's No.: 801780

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 11, 1974
Recorded: June 11, 1974
Auditor's No.: 802095
Executed By: Lands-West, Inc., a Washington Corporation

UNRECORDED INSTRUMENT

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Amendment Dated: February 7, 1975
Recorded: February 11, 1975
Auditor's No.: 813356
Executed By: Lands-West, Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

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

Said Instrument is a re-recording of instrument recorded under Auditor's File No. 860761.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Amendment Dated: June 25, 1979
Recorded: July 27, 1979
Auditor's No.: 7906270014
Executed By: Lands-West, Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Amendment Dated: June 25, 1986
Recorded: June 30, 1986
Auditor's No.: 8606300021
Executed By: Lands-West Inc., and Robert S. Rogers and Gloria D. Rogers, husband and wife

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Amendment Dated: June 10, 1987
Recorded: June 12, 1987
Auditor's No.: 8706120018
Executed By: Robert S. Rogers and Gloria D. Rogers, husband and wife

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Amendment Dated: September 20, 1996
Recorded: September 24, 1996
Auditor's No.: 9609240021
Executed By: Lands-West, Inc., and Robert S. Rogers and Gloria D. Rogers dba Lake Tyee Company

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Purpose: Electric transmission line
Disclosed In: Metzger Map of Skagit County
Area Affected: Exact width and location is not disclosed on the record.

F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: January 29, 2014
Auditor's No.: 201401290033
Regarding: Mitigation Summary

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

(Affects common area of plat)