



201709250175

When recorded return to:
Peter H. Jensen and Sandra L. Jensen
11699 Carshill Street
Maple Ridge, BC V2X5P-3000

Skagit County Auditor \$76.00
9/25/2017 Page 1 of 3 3:59PM

Recorded at the request of:
Guardian Northwest Title
File Number: 114705

Statutory Warranty Deed

114705

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Linda Ruth Bow, Personal Representative of the Estate of James H. Reid, deceased for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Peter H. Jensen and Sandra L. Jensen, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot C-85, Lake Tyee 2

Tax Parcel Number(s): P79043, 4229-003-085-0009

Lot C-85, "LAKE TYEE, DIVISION NO. II", as per plat recorded in Volume 11 of Plats, page 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 per Exhibit "A" attached hereto

Dated 9-25-17

Estate of James Hugh Reid

Linda R Bow per. rep.
By: Linda Bow, Personal Representative

2017 4523
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 25 2017 80

Amount Paid \$ 734
By Skagit Co. Treasurer Deputy
YTF

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Linda Bow is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Personal Rep of The Estate of James Hugh Reid, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9-25-17

Katie Hickok

Katie Hickok
Notary Public in and for the State of Washington
Residing at Washington
My appointment expires: 1/07/2019

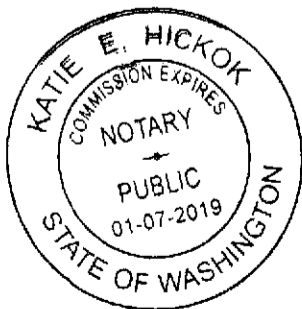


Exhibit A

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. 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:

Plat/Subdivision Name: Lake Tyee 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

E. 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