

When recorded return to:
Sean A.C. McDougall and Beverley Jameson
11671 Yeo Street
Mission, BC V4S1C-9000



Skagit County Auditor \$76.00
10/3/2017 Page 1 of 3 10:40AM

Recorded at the request of:
Guardian Northwest Title
File Number: 114653

Statutory Warranty Deed

114653
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Carmen Scherich, a single woman, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sean A.C. McDougall and Beverley Jameson, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot B-3, Lake Tyee Div. 3

Tax Parcel Number(s): P79888, 4357-002-003-0004

Lot B-3, "LAKE TYEE DIVISION NO. III", according to the plat thereof recorded in Volume 11 of Plats, pages 68 to 74, 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 SEPT 22 2017

Carmen Scherich
Carmen Scherich

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 4664
OCT - 3 2017

Amount Paid \$ 211.48
Skagit Co. Treasurer
By HB Deputy

STATE OF OREGON)
COUNTY OF MARION) SS:

I certify that I know or have satisfactory evidence that Carmen Scherich, 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: 9/22/2017

Linda Kristine Zollner
Printed Name: Linda Kristine Zollner
Notary Public in and for the State of OREGON
Residing at Seasid Oregon
My appointment expires: Feb. 18, 2020

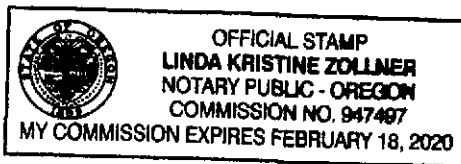


Exhibit A

EXCEPTIONS:

A. Declaration of charges, assessments and liens as recorded in instrument dated June 7, 1977 and recorded June 7, 1977 under Auditor's File No. 857759.

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

For: Utilities
In Favor Of: Present and future owners in Plat
Disclosed: In instrument recorded June 7, 1977 under Auditor's File No. 857760
Affects: That portion of each lot within said Plat, which is within 5 feet of the boundary line thereof.

C. The dedication of the Plat contains the following provisions:

"All roads and trails shown hereon are private and the cost of construction of said roads and trails shall be the responsibility of the plat owners, said plat owners having the right to make all necessary slopes for cuts and fills for said roads and trails, and the right to continue to drain said roads and trails over and across any lot where water might take a natural course, in the reasonable grading of the roads and trails shown hereon.

The obligation for the cost of removal of snow from, and the maintaining of all private roads and trails within the Plat, will be the responsibility of the plat owners.

If the plat owners petition the Skagit County Commissioners to include the private roads herein, in the County road system, it is understood that said plat owners shall fully develop the road system to the road standards of Skagit County, and all construction shall be free of liens, costs and other obligations. Acceptance of the roads shall be at the exclusive option of the Skagit County Commissioners.

Following original reasonable grading of roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public or private road right-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner."

D. PROTECTIVE COVENANTS AN OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 2, 1977
Recorded: June 7, 1977
Auditor's No.: 857761
Executed By: Lands-West, Inc., a Washington corporation

AMENDMENT TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS:

Dated: July 28, 1977
Recorded: August 3, 1977
Auditor's No.: 861972
Executed By: Lands-West, Inc., a Washington corporation

AMENDMENT TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS:

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

AMENDMENT TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS:

Dated: June 25, 1986
Recorded: June 30, 1986
Auditor's No.: 8606300021
Executed By: Robert S. Rogers and Gloria D. Rogers, d/b/a Lake Tyee Company

AMENDMENT TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS:

Dated: June 10, 1987
Recorded: June 12, 1987
Auditor's No.: 8706120018
Executed By: Robert S. Rogers and Gloria D. Rogers, d/b/a Lake Tyee Company

AMENDMENT TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS:

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

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.