



201711030093

Skagit County Auditor \$76.00
11/3/2017 Page 1 of 3 2:16PM

When recorded return to:
Luke W. Mlynarczyk
1176 Burnaby Street
Vancouver, BC V6E1P-1000

Recorded at the request of:
Guardian Northwest Title
File Number: 114897

Statutory Warranty Deed

¹¹⁴⁸⁹⁷
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Mark Gimson and Karen Gimson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Luke W. Mlynarczyk, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot C-8, Lake Tyee Div. 2

Tax Parcel Number(s): P78966, 4229-003-008-0003

Lot C-8, "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 NOVEMBER 1, 2017

Mark Gimson

Karen Gimson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175212
NOV 03 2017

WA CITY CHILLIWACK
STATE OF Washington
~~PRINCE GEORGE~~ COUNTY OF SKAGIT ~~BRITISH COLUMBIA~~ } SS:

Amount Paid \$ 432.20
By BT Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Mark Gimson and Karen Gimson, 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: NOVEMBER 1, 2017

Printed Name: Karin Hitchcock
Notary Public in and for the State of Washington
Residing at [redacted]
My appointment expires: 1/07/2019

Witnessed as to execution only.
No legal advice sought or given.

Michael A. Truong
Barrister & Solicitor
Sorensen Smith LLP
A-45515 Knight Road
Chilliwack, BC V2R 5L2
Ph: 604-705-0022 Fax: 604-705-0033
Ph: 604-791-9097 Fax: 604-426-0336

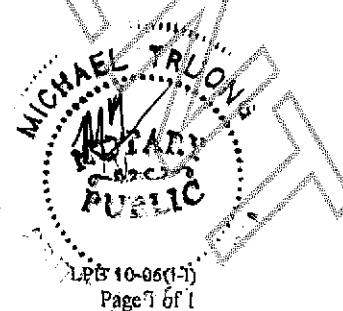


Exhibit A

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 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

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