



201711130184

Skagit County Auditor \$75.00
11/13/2017 Page 1 of 2 1:45PM

When recorded return to:
Steven G. Bailey and Lisa M. Bailey
7982 Rosewood Street
Burnaby, BC V5E2H-3000

Recorded at the request of:
Guardian Northwest Title
File Number: 114911

Statutory Warranty Deed

114911
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Sarah Lippitt Wirtzfeld, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Steven G. Bailey and Lisa M. Bailey, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot C-39, Lake Tyee Div. No. 2

Tax Parcel Number(s): P78997, 4229-003-039-0006

Lot C-39, "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 11/9/2017

Sarah Lippitt Wirtzfeld
Sarah Lippitt Wirtzfeld

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175318
NOV 13 2017

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 277.34
Skagit Co. Treasurer
By mm Deputy

I certify that I know or have satisfactory evidence that Sarah Lippitt Wirtzfeld, 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: 11.09.17



Eleanor Romero
Printed Name: Katie Hickok Eleanor Romero
Notary Public in and for the State of Washington
Residing at Skagit County
My appointment expires: 1/07/2019 6/23/2021

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. 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.