

When recorded return to:  
Mark Gimson and Karen Gimson  
11-7475 Garnet Drive  
Chilliwack, BC v2r5w-7000

Recorded at the request of:  
Guardian Northwest Title  
File Number: 114997

201711210017  
Skagit County Auditor \$77.00  
11/21/2017 Page 1 of 4 10:49AM

Statutory Warranty Deed

114997  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Brent Sweet and Denise Sweet, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mark Gimson and Karen Gimson, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 14, Block A, Lake Tyee Div. 1

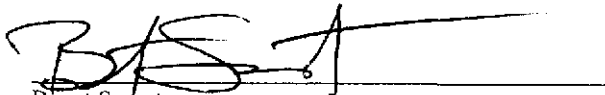
Tax Parcel Number(s): P78419, 4219-001-014-0001

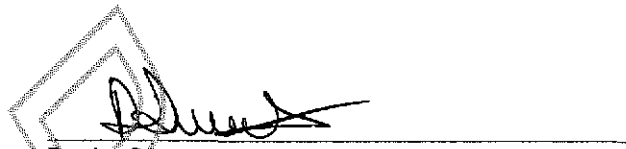
Lot A-14, "LAKE TYEE I," as per plat recorded in Volume 10 of Plats, pages 66 through 70, inclusive, records of Skagit County, Washington.

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 11.13.17

  
Brent Sweet

  
Denise Sweet

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20175461  
NOV 21 2017

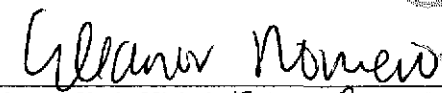
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$1473.58  
Skagit Co. Treasurer  
By  Deputy

I certify that I know or have satisfactory evidence that Brent Sweet and Denise Sweet, 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: 11.13.2017



  
Printed Name: ~~Katie Hickok~~ Eleanor Romero  
Notary Public in and for the State of Washington  
Residing at Skagit County  
My appointment expires: 4/07/2019 6/23/2021

# Exhibit A

## 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

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 Tyce Company

E. BASEMENT, 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)