



Skagit County Auditor 12/18/2017 Page 1 of 3 10:38AM \$76.00

When recorded return to: Kent A Torry and Jacqueline L Torry 401B-8157 207th Street Langley, BC V2Y0V-4000

Recorded at the request of: Guardian Northwest Title File Number: 115173

Statutory Warranty Deed

115173 GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Robin J. Vogler and Donna F. Vogler, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kent A. Torry and Jacqueline L. Torry, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Lot C-75, Lake Tyee Div. 2 Tax Parcel Number(s): P79033, 4229-003-075-0001

Lot C-75, "LAKE TYEE, DIVISION NO. II," as per plat recorded in Volume 11 of Plats, pages 15 through 24, 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 12-13-17

Robin J Vogler (signature)

Donna F Vogler (signature)

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20175832 DEC 18 2017

Amount Paid \$ 245.30 Skagit Co. Treasurer By [Signature] Deputy

STATE OF Washington } COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robin J Vogler and Donna F Vogler, 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: 12.13.2017

Eleanor Romero (signature)

Printed Name: Eleanor Romero Notary Public in and for the State of Washington Residing at Mt. Vernon My appointment expires: 10/7/2019 6/23/2021



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.:	<u>806710</u> 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.:	<u>819944</u>

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.:	<u>819948</u>
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.:	<u>861973</u>
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