



201712180133

Skagit County Auditor \$76.00  
12/18/2017 Page 1 of 3 3:40PM

When recorded return to:  
Bryan Rego and Sharmila Rego  
8717-159 Street  
Surrey, BC V4N5R-9000

Recorded at the request of:  
Guardian Northwest Title  
File Number: 115160

### Statutory Warranty Deed

115160  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Shari Stephens, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bryan Rego and Sharmila Rego, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot B-138, Lake Tyee Div. 3

Tax Parcel Number(s): P80023, 4357-002-138-0002

Lot B-138, "LAKE TYEE DIVISION NO. III" as per plat recorded in Volume 11 of Plats, pages 68 through 74, 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 12.11.2017

Shari A Stephens

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20175846  
DEC 18 2017  
Amount Paid \$ 272.00  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Shari A Stephens, 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: 12.11.2017

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



## 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. 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 Tye Division No. III  
Recorded: June 7, 1977  
Auditor's No.: 857758 (Vol. 11 of Plats, pages 68-74, inclusive)

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 Tye 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 Tye 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 Tye 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.