



201802280026

Skagit County Auditor

2/28/2018 Page

1 of

\$77.00

4 10:47AM

When recorded return to:
Jeffrey R Tarleton and Michelle A Tarleton
1418 34th Street
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: 115451

Statutory Warranty Deed

115451
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Lands West, Inc., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jeffrey R. Tarleton and Michelle A. Tarleton, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot B-126, Lake Tyee Div. 3

Tax Parcel Number(s): P80011, 4357-002-126-0006

Lot B-126, "Lake Tyee Division No. 3" as per plat recorded in Volume 11 of Plats, Pages 68-74, 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 per Exhibit "A" attached hereto

Dated

2/23/18

Lands West Inc

Eddie J. Forshee

By: Eddie J. Forshee, Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018763
FEB 28 2018

Amount Paid \$254.20

Skagit Co. Treasurer

By *M. M.* Deputy

STATE OF Washington

COUNTY OF Skagit

SS:

I certify that I know or have satisfactory evidence that Eddie J. Forshee is the person who appeared before me, and said person acknowledged that signed this instrument and acknowledged it as the Managing Member of Lands West Inc, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington

Residing at Washington

My appointment expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

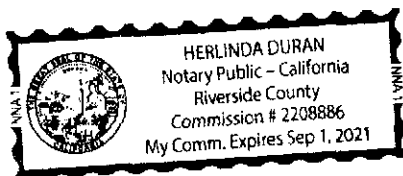
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Riverside)
 On 2/23/18 before me, Herlinda Duran, Notary Public,
 Date Here Insert Name and Title of the Officer
 personally appeared Edsel J Forshee
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed Document Date: 2/23/18
 Number of Pages: 1 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

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. <u>857760</u>
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 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.:	<u>857761</u>
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.:	<u>861972</u>
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 Tyee
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 Tyee
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 Tyee Company

AMENDMENT TO DECLARATION OF PROTECTIVE RESTRICTIONS AND
LIMITATIONS:

Dated: December 4, 1995
Recorded: March 6, 1996
Auditor's No.: 9603060005
Executed By: Robert S. Rogers and Gloria D. Rogers, dba Lake Tyee
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.