

When recorded return to:

Susan M. Abrahamse  
1150 E. Crescent Harbor Road  
Oak Harbor, WA 98277



201804300228

Skagit County Auditor

\$81.00

4/30/2018 Page

1 of

8 4:10PM

**QUIT CLAIM DEED**

THE GRANTORS: RICHARD HUMMEL and CLARA L. HUMMEL, husband and wife.

THE GRANTEES: Donna C. Evans, a married woman as her sole and separate property, Susan M. Abrahamse, a married woman as her sole and separate property, and Thomas C. Hummel, a married man.

CONSIDERATION: Gift

PARCEL NUMBER: P78488

PROPERTY TAX ID NUMBER: 4219-002-020-0001

COMMONLY KNOWN AS: 4472 Swinomish Trail, Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 1789  
APR 30 2018

Amount Paid   
Skagit Co. Treasurer  
By *MJM* Deputy

The undersigned GRANTORS, RICHARD HUMMEL and CLARA L. HUMMEL, husband and wife, hereby conveys and quit claims to the GRANTEES, Donna C. Evans, a married woman as her sole and separate property, Susan M. Abrahamse, a married woman as her sole and separate property, and Thomas C. Hummel, a married man, the following described real estate, situate in Skagit County, State of Washington, together with all after-acquired title of the Grantor therein:

Lot B-20, "LAKE TYEE I," as per plat recorded in Volume 10 of Plats, pages 66 through 70, inclusive, records of Skagit County, Washington.

SUBJECT TO:

EXCEPTIONS:

A. DECLARATION OF CHARGES, ASSESSMENTS AND LIENS.

Dated: June 11, 1974  
Recorded: June 11, 1974  
Auditor's No.: 802096

AMENDMENT TO DECLARATIONS OF CHARGES, ASSESSMENTS AND LIENS.

Dated: December 4, 1995  
Recorded: March 6, 1996  
Auditor's No.: 9603060005

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  
Disclosed By: 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. The dedication of the Plat contains the following provisions:

"All roads and trails shown hereon are private and the cost of construction of said roads and trails shall be the responsibility of the plat owners, said plat owners having the right to make all necessary slopes for cuts and fills for dedicated county roads, and the right to continue to drain said roads over and across any lot where water might take a natural course, in the reasonable grading of the roads shown hereon.

The obligation for the cost of removal of snow from and the maintaining of all private roads and trails within the Plat, will be the responsibility of the plat owners.

If the Plat owners petition the Skagit County Commissioners to include the private roads herein, in the County road system, it is understood that said Plat owners shall fully develop the road system to the road standards of Skagit County, and all construction shall be free of liens, costs and other obligations. Acceptance of the roads shall be at the exclusive option of the Skagit County Commissioners.

Following original reasonable grading of roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course as to discharge upon any public road right of way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains re-routing thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner..."

D. COVENANTS, CONDITION 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

AMENDMENTS TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS:

Amendment Dated: February 7, 1975  
Recorded: February 11, 1975  
Auditor's No.: 813356  
Executed By: Lands-West, Inc.

AMENDMENTS TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS.

Amendment Dated: July 9, 1977  
Recorded: August 3, 1977  
Auditor's No.: 861973  
Executed By: Lands-West, Inc.

SAID AMENDMENT IS A RE-RECORDING OF AMENDMENT:

Recorded: July 18, 1977  
Auditor's No.: 860761

AMENDMENT AND DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS.

Amendment Dated: June 25, 1979  
Recorded: June 27, 1979  
Auditor's No.: 7906270014  
Executed By: Lands-West, Inc.

AMENDMENTS TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS.

Amendment Dated: June 25, 1986  
Recorded: June 30, 1986  
Auditor's No.: 8606300021

Executed By: Lands-West, Inc.  
AMENDMENTS TO DECLARATION OF PROTECTIVE RESTRICTIONS AND  
LIMITATIONS.

Amendment Dated: June 10, 1987  
Recorded: June 12, 1987  
Auditor's No.: 8706120018  
Executed By: Lands-West, Inc.

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.

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 By: Metzger Map of Skagit County  
Affects: Exact width and location is not disclosed on the record

Dated this 8 day of September, 2015.

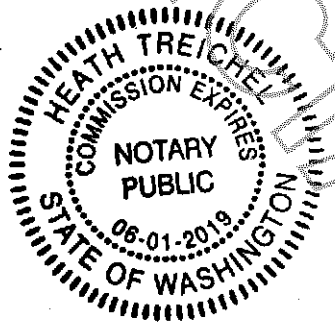
Richard Hummel  
RICHARD HUMMEL

Clara L. Hummel  
CLARA L. HUMMEL

STATE OF WASHINGTON )  
 )ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me Richard Hummel and Clara L. Hummel, to me known to be the person described in and who is authorized to execute the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 8 day of September, 2015.



Heath Treichel  
Notary Public in and for the State of Washington.  
Residing at Oak Harbor, WA  
My appointment expires 6-1-2019.

# EXHIBIT A

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