

When recorded return to:
Robert A Ward, IV and Rebecca DuBose Ward
1422 Colby Ave
Everett, WA 98201



201805150104

05/15/2018 03:53 PM Pages: 1 of 3 Fees: \$78.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034442

CHICAGO TITLE
620034442

STATUTORY WARRANTY DEED

THE GRANTOR(S) Deanna Davies, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Robert A Ward, IV and Rebecca DuBose Ward, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lots D-46, "Lake Tyee, Division No. II," as per plat recorded in Volume 11 of plats, pages 15 through 24, inclusive, records of Skagit County, Washington.

TOGETHER WITH A PARK MODEL 1986 REDMAN VIN 135R0211

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P79101 / 4229-004-046-0005

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 2002
MAY 15 2018

Amount Paid \$ 525.65
Skagit Co. Treasurer
By: HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 2, 2018

[Signature]
Patrick Davies

[Signature]
Anita Davies

[Signature]
Deanna Davies

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that
Patrick Davies Anita Davies Deanna Davies
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: May 11, 2018

[Signature]
Name: Lourea L Garka
Notary Public in and for the State of WA
Residing at: Ardenington
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Exceptions

1. Easement, including the terms, covenants and provisions thereof, as disclosed by instrument
Recorded: July 1, 1975
Auditor's No.: 819947, records of Skagit County, WA
In favor of: Utilities and services
Affects: 5 feet within boundary of each lot

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on LAKE TYEE DIVISION NO. 2:

Recording No: 819944

3. Right of Scott Paper Company to use such portion of the roads within said plat as lie within the Northeast Quarter of the Northwest Quarter of Section 34, as granted by instrument
Recorded: September 8, 1975
Auditor's No.: 823163, records of Skagit County, WA

4. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: July 1, 1975
Recording No.: 819948

5. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise), disclosed by instrument
Recorded: July 1, 1975
Auditor's No.: 819946, records of Skagit County, WA
Imposed by: Lake Tyee Camp Club

AMENDED by instrument
Recorded: March 6, 1996
Auditor's No.: 9603060005, records of Skagit County, WA

6. City, county or local improvement district assessments, if any.

7. Assessments, if any, levied by Lake Tyee Camp Club.