

When recorded return to:  
Shawn N. LeBlanc and Monique N. LeBlanc  
Apt 310 2485 Hill-Tout Street  
Abbotsford, BC V2T4G-S000



201806120013

06/12/2018 10:31 AM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

Recorded at the request of:  
Guardian Northwest Title  
File Number: 116005

Statutory Warranty Deed

116005  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Andrew C. McKillop and Amita K. McKillop, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Shawn N. LeBlanc and Monique N. LeBlanc, a married couple the following described real estate, situated in the County of Skagit, State of

Abbreviated Legal:  
Lot A-53, Lake Tyee Div. 2

Tax Parcel Number(s): P78884, 4229-001-053-0001

Lot A-53, "LAKE TYEE, DIVISION NO. II," as per plat recorded in Volume 11 of Plats, pages 15 through 24, 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 6-11-2018

Andrew C. McKillop

Amita K. McKillop

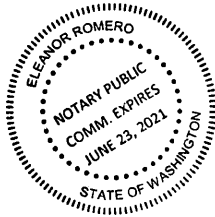
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20182511  
JUN 12 2018  
Amount Paid \$ 530.10  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Andrew C. McKillop and Amita K. McKillop, 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: 6.11.2018

Printed Name: Eleanor Romero  
Notary Public in and for the State of Washington  
Residing at mt. Vernon  
My appointment expires: 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