



201806210047

06/21/2018 01:20 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

When recorded return to:  
Mark D. Schiessl and Jillian Schiessl  
4416 149th Street NE  
Marysville, WA 98271

Recorded at the request of:  
Guardian Northwest Title  
File Number: 116057

Statutory Warranty Deed 116057  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Lake Tyee, a Washington non-profit corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mark D. Schiessl and Jillian Schiessl, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Lot D-34, Lake Tyee Div. 2

Tax Parcel Number(s): P79089, 4229-004-034-0009

Lot D-34, "Lake Tyee, Division No. II", as per plat recorded in Volume 11 of Plats, pages 15 through 24, inclusive, 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 06/20/2018

Lake Tyee  
Lozzi Pfluger  
By: Lorri Pfluger, Manager

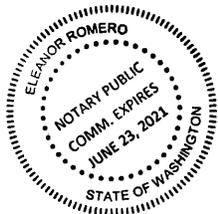
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 2691  
JUN 21 2018  
Amount Paid \$ 252.42  
Skagit Co. Treasurer  
By mem Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Lorri Pfluger is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Manager of Lake Tyee, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6/20/2018

Eleanor Romero  
Katie Hickok Eleanor Romero  
Notary Public in and for the State of Washington  
Residing at Washington 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 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