

201806290109

06/29/2018 01:49 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

When recorded return to:  
Kenneth H Guise, Jr. and Darci Guise  
28837 S Skagit Hwy  
Sedro Woolley, WA 98284

Recorded at the request of:  
Guardian Northwest Title  
File Number: 116138

Statutory Warranty Deed

116138

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Jeffrey L. Schmidt and Julie Schmidt, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kenneth H. Guise, Jr. and Darci Guise, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot A-38, Lake Tyee Division No. III

Tax Parcel Number(s): P79836, 4357-001-038-0005

Lot A-38, LAKE TYEE DIVISION NO. III, as per plat recorded in Volume 11 of Plats, pages 68 through 74, 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 6/28/18

Jeffrey L. Schmidt  
Jeffrey L. Schmidt

Julie Schmidt  
Julie Schmidt

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20182852  
JUN 29 2018

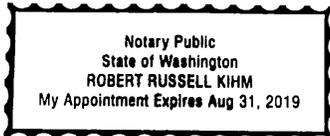
Amount Paid \$ 298.<sup>70</sup>  
Skagit Co. Treasurer:  
By mdm Deputy

STATE OF Washington  
COUNTY OF Skagit Bellingham RR SS:  
whatcom

I certify that I know or have satisfactory evidence that Jeffrey L. Schmidt and Julie Schmidt, 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: 6/28/18

RA RUSSELL KIHM  
Printed Name: ~~Katie Hickok~~ Robert Russell Kihm (RRK)  
Notary Public in and for the State of WA. Washington  
Residing at Bellingham  
My appointment expires: ~~10/7/2019~~ 08/31/2019 RRK



**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. 857760  
 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.: 857761  
 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.: 861972  
 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.