

When recorded return to:
Kelly R Graham and Tausha M Graham
8664 Kendall Rd
Maple Falls, WA 98226

201807240065
07/24/2018 03:36 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Recorded at the request of:
Guardian Northwest Title
File Number: 116226

Statutory Warranty Deed

116226
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Robert A. Keay and Donna C. Keay, a married couple, and Andrew J. Keay, as his separate estate, and Jason J. Keay, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kelly R. Graham and Tausha M. Graham, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot B-35, Lake Tyee Div. 2
Tax Parcel Number(s): P78948, 4229-002-035-0002

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
201807240
JUL 24 2018
Amount Paid \$ 450.00
Skagit Co. Treasurer
By *BS* Deputy

Lot B-35, "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 described in Exhibit "A" attached hereto

Dated 2018-07-23

Robert A. Keay
Robert A. Keay
Andrew Keay
Andrew Keay

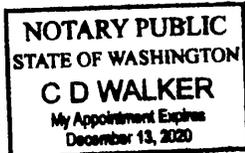
Donna C. Keay
Donna C. Keay
Jason Keay
Jason Keay

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert A. Keay, Donna C. Keay, Andrew Keay and Jason Keay, 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: 7.23.18

C D Walker
Printed Name: ~~Katie Hickok~~ C D WALKER
Notary Public in and for the State of Washington
Residing at Sedro Woolley, WA 98284
My appointment expires: ~~1/07/2019~~ 12.13.20



SCHEDULE "B-1"

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 Tyce 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.

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 116226
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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