



201809070071

09/07/2018 02:15 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

When recorded return to:
Kimberly A. Cooper
Unit #14 350 174th Street
Surrey,

Recorded at the request of:
Guardian Northwest Title
File Number: 116456

Statutory Warranty Deed

116456
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Andrew Reid, as his separate estate and Philippa Gabriel Reid, as to any and all interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kimberly A. Cooper, a married woman, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot C-84, Lake Tyee Div. 2

Tax Parcel Number(s): P79042, 4229-003-084-0000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20183985
SEP 07 2018

Amount Paid \$ 494.50
Skagit Co. Treasurer
By *WAM* Deputy

Lot C-84, "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 5th September, 2018

A Reid - ANDREW REID,
Andrew Reid

P. Reid - PHILIPPA GABRIEL REID
Philippa Gabriel Reid

vs NATION
STATE OF UNITED KINGDOM }
COUNTY OF NORTH SOMERSET } SS:

I certify that I know or have satisfactory evidence that Andrew Reid, and Philippa Gabriel Reid 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: 5 September 2018

[Signature]
Printed Name: KEVIN MICHAEL BURKE
Notary Public in and for the State of Florida
Residing at Wington, Bristol, United Kingdom
My appointment expires: N.A., lifetime appointment
Kevin Michael Burke
Florida Civil Law Notary
Yeowood Farm, Iwood Lane
Wington, Bristol BS40 5NU, U.K.



My Faculty endures for so long as I shall practise

Protocol ID No. 2018/RE1002-1
"D"

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.: 806710 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.: 819944

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.: 819948
 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.: 861973
 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