

201810310116
10/31/2018 03:55 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

When recorded return to:
Matthew W. A. Dosen and Kelly K. M. Dosen
6-12318 84th Avenue
Surrey, BC V3W0N-2000

Recorded at the request of:
Guardian Northwest Title
File Number: 116766

Statutory Warranty Deed ¹¹⁶⁷⁶⁶
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Brian Rudolf and Shelley Marshall, as their interest may appear on record for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Matthew W. A. Dosen and Kelly K. M. Dosen, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot C-78, Lake Tyee Div. 3

Tax Parcel Number(s): P80108, 4357-003-078-0002

Lot C-78, "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 OCT 19, 2018
Shelley L. Marshall
Shelley L. Marshall

Brian M. Rudolf
Brian M. Rudolf

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20184853
OCT 31 2018
Amount Paid \$ 334.³⁰
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Shelley L. Marshall and Brian M. Rudolf, 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: 10/19/2018

Eleanor Pomeroy
Printed Name: Katie Hickok Eleanor Pomeroy
Notary Public in and for the State of Washington
Residing at mt. vernon
My appointment expires: 10/7/2019 6/23/2021



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.