

When recorded return to:
Benjamin M. Smith and Natalie Smith
20230 93A Avenue
Langley, BC V1M3Y-7000

201811060056
11/06/2018 01:50 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Recorded at the request of:
Guardian Northwest Title
File Number: 116770

Statutory Warranty Deed

116770
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Lands West, Inc., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Benjamin M. Smith and Natalie Smith, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot B-80, Lake Tyee Div. 3

Tax Parcel Number(s): P79965, 4357-002-080-0000

Lot B-80, "LAKE TYEE DIVISION NO. III," as per plat recorded in Volume 11 of Plats, pages 68 through 74, inclusive, records of Skagit County, 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 per Exhibit "A" attached hereto

Date 11/2/18

Lands West, Inc.
[Signature]
By: Ed Forshee, Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20184904
NOV 06 2018
Amount Paid \$ *245.30*
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF _____ }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Ed Forshee is the person who appeared before me, and said person acknowledged that He signed this instrument and acknowledged it as the Manager of Lands West Inc, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Riverside }

On 11/2/2018 before me, Mayra Paloalto Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Edsel J. Forshee
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian of Conservator Trustee Guardian of Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

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. <u>857760</u> |
| 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.: | <u>857761</u> |
| 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.: | <u>861972</u> |
| 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.