

When recorded return to:  
Timothy J O'Brien and Covina A. O'Brien  
528 Birch Street  
Oak Harbor, WA 98277

201811090104  
11/09/2018 02:29 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Recorded at the request of:  
Guardian Northwest Title  
File Number: 116814

Statutory Warranty Deed 116814  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Elmer J. Barton II, as his separate estate and as surviving spouse of June A. Barton, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Timothy J. O'Brien and Covina A. O'Brien, 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. 1

Tax Parcel Number(s): P78503, 4219-002-035-0004

Lot B-35, "LAKE TYEE I," as per plat recorded in Volume 10 of Plats, pages 66 through 70, 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 11/8/2018  
Elmer J. Barton II  
Elmer J. Barton II

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20184969  
NOV 09 2018  
Amount Paid \$ 417.96  
Skagit Co. Treasurer  
By Adam Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Elmer J. Barton II, 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: 11-8-18



Eleanor Romero  
Printed Name: Eleanor Romero  
Notary Public in and for the State of Washington  
Residing at mt-vernon  
My appointment expires: 6/23/2021

**Exhibit A**

**EXCEPTIONS:**

**A. DECLARATION OF CHARGES, ASSESSMENTS AND LIENS:**

Dated: June 11, 1974  
Recorded: June 11, 1974  
Auditor's No.: 802096

**AMENDMENT TO DECLARATION OF CHARGES, ASSESSMENTS AND LIENS:**

By: Lands-West, Inc., and Robert S. Rogers and Gloria D. Rogers dba Lake Tyee Company  
Dated: December 4, 1995  
Recorded: March 16, 1996  
Auditor's File No.: 9603060005

**B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE STATES HEREIN, AND INCIDENTAL PURPOSES, AS DISCLOSED IN INSTRUMENT HEREIN SET FORTH:**

For: Utilities  
In Favor Of: Present and future owners in Plat  
Disclosed In: Instrument recorded September 3, 1974 under Auditor's File No. 806710  
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 I  
Recorded: June 4, 1974  
Auditor's No.: 801780

**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 11, 1974  
Recorded: June 11, 1974  
Auditor's No.: 802095  
Executed By: Lands-West, Inc., a Washington Corporation

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:**

Amendment Dated: February 7, 1975  
Recorded: February 11, 1975  
Auditor's No.: 813356  
Executed By: Lands-West, Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Amendment Dated: July 9, 1977  
Recorded: August 3, 1977  
Auditor's No.: 861973  
Executed By: Lands-West, Inc.

Said Instrument is a re-recording of instrument recorded under Auditor's File No. 860761.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Amendment Dated: June 25, 1979  
Recorded: July 27, 1979  
Auditor's No.: 7906270014  
Executed By: Lands-West, Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Amendment Dated: June 25, 1986  
Recorded: June 30, 1986  
Auditor's No.: 8606300021  
Executed By: Lands-West Inc., and Robert S. Rogers and Gloria D. Rogers, husband and wife

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Amendment Dated: June 10, 1987  
Recorded: June 12, 1987  
Auditor's No.: 8706120018  
Executed By: Robert S. Rogers and Gloria D. Rogers, husband and wife

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Amendment 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

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Purpose: Electric transmission line  
Disclosed In: Metzger Map of Skagit County  
Area Affected: Exact width and location is not disclosed on the record.

F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: January 29, 2014  
Auditor's No.: 201401290033  
Regarding: Mitigation Summary

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

(Affects common area of plat)

G. Any tax, fee, assessments or charges as may be levied by Lake Tyee Company.