



201902010057

02/01/2019 03:01 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Richard A. Lyons
2109 Southwest 318th Place, A
Federal Way, WA 98023

STATUTORY WARRANTY DEED

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Wesley C. Clemens and Jessica M. Clemens, husband and wife, 46455 Gilbert Ave,
Chilliwack, BC,,
who acquired title as 19-1395
Jessica M. Harper

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Richard A. Lyons, a single man

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1: Lot A-15, Lake Tyee Division No. III

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 "B"
attached hereto

Tax Parcel Number(s): P79813 & 4357-001-015-0002

Dated: 1-31-19

Wesley C. Clemens

Jessica M. Clemens

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 368
FEB 01 2019

Amount Paid \$245.³⁰
Skagit Co. Treasurer
By *Mam* Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1395-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Wesley C. Clemens and Jessica M. Clemens is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: day of February, 2019 1/31/19

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2021



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 45003 Kachess Trail, Concrete, WA 98237

Tax Parcel Number(s): P79813 & 4357-001-015-0002

Property Description:

Lot A-15, 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.

Statutory Warranty Deed
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EXHIBIT B

19-1395-KH

1. Declaration of charters, assessments and liens as recorded in instrument dated June 7, 1977 under Auditor's File No. 857759.

2. Easement, affecting a portion of subject property for the purpose of Utilities including terms and provisions thereof granted to Present and future owner in Plat recorded June 7, 1977 as Auditor's File No. 857760

3. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Lake Tyee division No. III recorded June 7, 1977 as Auditor's File No. 857758 (Vol. 11 of Plats, pages 68-74, inclusive).

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

4. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Lands-West, Inc., a Washington corporation, recorded June 7, 1977 as Auditor's File No. 857761.

Above covenants, conditions and restrictions were amended and recorded August 3, 1977 as Auditor's File No. 861972.

Above covenants, conditions and restrictions were amended and recorded June 27, 1979 as Auditor's File No. 7906270014.

Above covenants, conditions and restrictions were amended and recorded June 30, 1986 as Auditor's File No. 8606300021.

Above covenants, conditions and restrictions were amended and recorded June 12, 1987 as Auditor's File No. 8706120018.

Above covenants, conditions and restrictions were amended and recorded March 6, 1996 as Auditor's File No. 9603060005.

Above covenants, conditions and restrictions were amended and recorded September 24, 1996 as Auditor's File No. 9609240021.

5. Easement, affecting a portion of subject property for the purpose of Electric transmission line including terms and provisions thereof granted to Puget Sound Power & Light Company.

Statutory Warranty Deed
LPB 10-05

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