



**201902150062**

02/15/2019 02:09 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

When recorded return to:

James L. Scott and Catharina G. Scott  
28425 North Black Canyon Highway, 1086  
Phoenix, AZ 85085

**STATUTORY WARRANTY DEED**

19-1467

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Brian D. Ross and Marjorie A. Ross, husband and wife, 20574 Westfield Ave, Maple Ridge, BC V2X-1L4, Canada,

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

in hand paid, conveys, and warrants to James L. Scott and Catharina G. Scott, a married couple

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 C-57 Lake Tyee Div 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): P80087 & 4357-003-057-0007

Dated: FEB 13/19

BDR  
Brian D. Ross

MAR  
Marjorie A. Ross

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 54  
FEB 15 2019

Amount Paid \$ 369.90  
Skagit Co. Treasurer  
By mm Deputy

Statutory Warranty Deed  
LPB 10-05

STATE OF WASHINGTON  
COUNTY OF SKAGIT

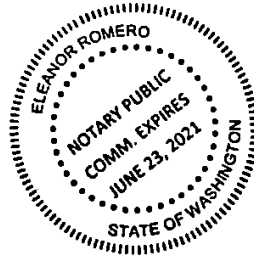
I certify that I know or have satisfactory evidence that Brian D. Ross and Marjorie A. Ross is the person who appeared before me, and said person acknowledged that ~~he~~<sup>she</sup> signed this instrument and acknowledged it to be ~~his~~<sup>her</sup> free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 13 day of February, 2019

Eleanor Romero  
Signature

Escrow Asst  
Title

My appointment expires: 6/23/2021



Statutory Warranty Deed  
LPB 10-05

Order No.: 19-1467-KH

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**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 45043 Sikhs Trail, Concrete, WA 98237  
Tax Parcel Number(s): P80087 & 4357-003-057-0007

Property Description:

Lot C-57, "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  
LPB 10-05

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**EXHIBIT B**

19-1467-KH

1. 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.

2. 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.

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).

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, June 27, 1979, June 30, 1986, June 12, 1987, September 24, 1996 and March 6, 1996 as Auditor's File No. 861972, 7906270014, 8606300021, 8706120018, 9609240021 and 9603060005.

5. 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.

Statutory Warranty Deed  
LPB 10-05

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