



201903250073

03/25/2019 11:10 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

When recorded return to:

Daniel James Downing, Jr. and Jennifer Marie Downing
PO Box 633
Ward Cove, AK 99928

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

19-1667

THE GRANTOR(S) Brook A. Stockton and Jennifer J. Stockton, ~~husband and wife~~, 13920 Ellingsen Rd NE,
Bainbridge Island, WA 98110,

a married couple

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Daniel James Downing Jr. and Jennifer Marie Downing, husband and wife

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

Lot A-1, "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.

Abbreviated legal description: Lot 1, Block A, 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): P79799 & 4357-001-001-0008

Dated: 3/20/19

Brook A. Stockton

Jennifer J. Stockton

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 1050

MAR 25 2019

Amount Paid \$ 183.⁰⁰
Skagit Co. Treasurer
By *mdm* Deputy

Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Brook A. Stockton and Jennifer J. Stockton 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: 20th day of March, 2019

Manu Giri

Signature

Notary public

Title

My appointment expires: 10/04/2021



EXHIBIT B

19-1667-MM

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. Easement, affecting a portion of subject property for the purpose of Utilities including terms and provisions thereof granted to Present and future owners 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).

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

Order No.: 19-1667-MM

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