

When recorded return to:  
Jeremy Hoffman  
PO Box 341  
Concrete, WA 98237



**201905140034**

05/14/2019 11:04 AM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037331

**CHICAGO TITLE STATUTORY WARRANTY DEED**

THE GRANTOR(S) Paul H Vine, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jeremy Hoffman, a married man as his separate estate

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Tax/Map ID(s): Tax/Map ID(s): LT A-22, Lake Tyee Div. III

Tax Parcel Number(s): P79820/4357-001-022-0003,

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20191736  
MAY 14 2019

Amount Paid \$451.00  
Skagit Co. Treasurer  
By *MA* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 27, 2019

*Paul H Vine*

Paul H Vine

*Hawaii* KS  
State of ~~WASHINGTON~~  
County of ~~SKAGIT~~ *Kauai*

I certify that I know or have satisfactory evidence that Paul H Vine is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2/28/19

*Kristan Suniga* *Kristan Suniga*

Name: *Kristan Suniga*  
Notary Public in and for the State of *Hawaii*  
Residing at: *Lihue, Kauai, Hawaii*  
My appointment expires: *4/26/19*



Doc. Date: 2/28/19 # Pages: 5  
Name: Kristan Suniga 5 Circuit  
Doc. Description: Statutory  
Warranty Deed  
*Kristan Suniga* 2/28/19  
Notary Signature Date  
NOTARY CERTIFICATION

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P79820/4357-001-022-0003**

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LOT A-22, LAKE TYEE DIVISION NO. III, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGES 68 THROUGH 74, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, WASHINGTON.

**EXHIBIT "B"**

## Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Plat of Lake Tyee Div., No. III:

Recording No: Volume 11 Page 68

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: present and future owners  
 Purpose: installation, repair, maintenance and operation of any and all kinds and manner of utilities  
 Recording Date: June 7, 1977  
 Recording No.: 857760  
 Affects: That portion of each lot within said plat which is within 5 feet of the boundary line thereof

3. Right of Scott Paper Company to use such portion of the roads within said plat, as lie within the Northeast Quarter to the Northwest Quarter of Section 34, as granted by instrument recorded September 8, 1975, under Auditor's File No. 823163, records of Skagit County, Washington.

4. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: June 7, 1977  
 Recording No.: 857761

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 6, 1996  
 Recording No.: 861972

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 27, 1979  
 Recording No.: 7906270014

**EXHIBIT "B"**  
Exceptions  
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 30, 1996  
Recording No.: 8606300021

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 12, 1987  
Recording No.: 8706120018

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 6, 1996  
Recording No.: 9603060005

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 24, 1996  
Recording No.: 9609240021

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provision thereof, disclosed in instrument.  

Recorded: June 7, 1977 and March 6, 1996  
Auditor's No.: 857759 and 9603060005, records of Skagit County, Washington  
Imposed By: Lake Tyee, Inc., a Washington corporation
6. Assessments, if any, levied by Lake Tyee Inc.