



201907100031

07/10/2019 10:37 AM Pages: 1 of 4 Fees: \$104.50
Skagit County Auditor

When recorded return to:

John W. Andersen and Sharon L. Andersen
10205 129th Street Northeast
Arlington, WA 98223

STATUTORY WARRANTY DEED 19-2620
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Thomas Melanson and Michaela Melanson, husband and wife, 12015 Marine Drive, 614,
Tulalip, WA 98271,

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

in hand paid, conveys, and warrants to John W. Andersen and Sharon L. Andersen, 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: Lot D-30, Lake Tyee, Div. No. II

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): P79085 & 4229-004-030-0003

Dated: 7-8-2019

Thomas Melanson

Michaela L. Melanson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-2620
JUL 10 2019
Amount Paid \$ 243.20
Skagit Co. Treasurer
By Deputy

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Thomas Melanson and Michaela L. Melanson 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: 8th day of July, 2019

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01-19-2022



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 45302 Kamooks Trail, 2D30, Concrete, WA 98237
Tax Parcel Number(s): P79085 & 4229-004-030-0003

Property Description:

Lot D-30, "LAKE TYEE, DIVISION NO. II," as per plat recorded in Volume 11 of Plats, pages 15 through 24, inclusive, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

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1. Declaration of charges, assessments and liens as recorded in instrument dated June 16, 1975 and recorded July 1, 1975 under Auditor's File No. 819946.
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 as Auditor's File No. 806710
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. II recorded July 1, 1975 as Auditor's File No. 819944.
4. 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 16, 1975
Recorded: July 1, 1975
Auditor's No.: 819948
Executed By: Lands-West, Inc., a Washington Corporation

AMENDMENT TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS:

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

Said Amendment is a re-recording of Amendment recorded July 18, 1977 under Auditor's File No. 860761.

AMENDMENT TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS:

Recorded: June 27, 1979, June 30, 1986, June 12, 1987, March 6, 1996 and September 24, 1996

Auditor's No.: 7906270014, 8606300021, 8706120018, 9603060005 and 9609240021

5. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS DISCLOSED IN INSTRUMENT HEREIN SET FORTH.

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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