



201907290085

07/29/2019 01:24 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Amalia Sturm and Spencer W. Sturm
816 Shoshone Drive
La Conner, WA 98257

STATUTORY WARRANTY DEED

19-2854
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Rocky Wilson and Joyce F. Wilson, husband and wife, 666 Mount Madison Avenue
Northeast, St. Petersburg, FL 33702,

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

in hand paid, conveys, and warrants to Amalia Sturm and Spencer W. Sturm, wife and husband

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

**Lot D-28, "LAKE TYEE, DIVISION NO. II," as per plat recorded in Volume 11 of Plats, pages
15 through 24, inclusive, records of Skagit County, Washington.**

Situate in the County of Skagit, State of Washington.

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): P79083 & 4229-004-028-0007

Dated: 7/25/19

Rocky Wilson

Joyce F. Wilson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 3162
JUL 29 2019

Amount Paid \$ 1,001.80
Skagit Co. Treasurer
By Deputy

Statutory Warranty Deed
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STATE OF ~~WASHINGTON~~ Florida
COUNTY OF ~~SKAGIT~~ Marion

I certify that I know or have satisfactory evidence that Rocky Wilson and Joyce F. Wilson 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. *(personally know)*

Dated: 25 day of July, 2019



Signature

Notary Public
Title



TERRY E STEWART
Commission # GG 184027
Expires May 26, 2022
Bonded Thru Budget Notary Services

My appointment expires:

EXHIBIT B

19-2854-MM

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. 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: Utilities

In Favor Of: Present and future owners in Plat

Auditor's No.: 806710 and other documents of record

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, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Lake Tyee Division No. II

Recorded: July 1, 1975

Auditor's No.: 819944

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. 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

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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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