

AFTER RECORDING MAIL TO:
Mr. and Mrs. Thang D. Pham
23908 52nd Ave W
Mountlake Terrace, WA 98043

201908300177

08/30/2019 02:09 PM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

Filed for Record at Request of
Galvin Realty Law Group
Escrow Number: S19-00602-CH

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

19-3107

Grantor(s): Gary Lee Ulrich and Peggy Jean Ulrich
Grantee(s): Thang D. Pham and Jennifer D. Pham
Abbreviated Legal:
Lot A-71, Lake Tyee, Dov. No. II
Assessor's Tax Parcel Number(s): 4229-001-071-0009 (P78902)

THE GRANTOR Gary Lee Ulrich and Peggy Jean Ulrich, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thang D. Pham and Jennifer D. Pham, husband and wife the following described real estate, situated in the County of Skagit, State of Washington. JD TP

Lot A-71, "LAKE TYEE, DIVISION NO. II", as per plat recorded in Volume 11 of Plats, pages 15 through 24, inclusive, records of Skagit County, Washington.

Subject to Easements, Restrictions, Covenants, Reservations, Conditions and Agreements, if any of record and as per Exhibit "A" Attached hereto and by this reference is made a part hereof.

Dated 8/29/2019

Gary Lee Ulrich
Gary Lee Ulrich

Peggy Jean Ulrich
Peggy Jean Ulrich

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-3769
AUG 30 2019

Amount Paid \$ 361.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

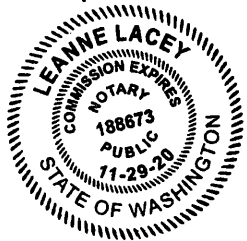
STATE OF washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Gary Lee Ulrich and Peggy Jean Ulrich

the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/29/2019

Leanne Lacey



Notary Public in and for the State of WA
Residing at Kenmore
My appointment expires: 11/29/2020

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.

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".

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

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