

When recorded return to:

Christopher Lee Harrison and Charlotte B. Harrison
4632 Shuksan
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2140

Jun 16 2020

Amount Paid \$325.00

Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042911

CHICAGO TITLE
620042911

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sheila C White, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Christopher Lee Harrison and Charlotte B. Harrison, a married
couple

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.)

LT D-20, LAKE TYEE DIVISION NO. II

Tax Parcel Number(s): P79075 / 4229-004-020-0005

Subject to:

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

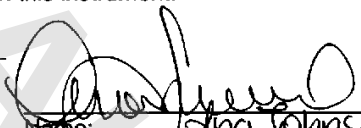
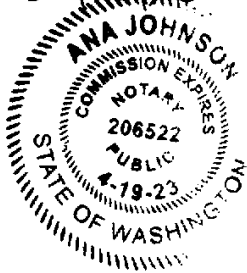
STATUTORY WARRANTY DEED
(continued)

Dated: June 11, 2020



Sheila C WhiteState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Sheila C. White
(is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: 06/11/2020

Name: Ana Johnson
Notary Public in and for the State of Washington
Residing at: Shobomush
My appointment expires: 4/19/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P79075 / 4229-004-020-0005

LOT D-20, 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.

EXHIBIT "B"

Exceptions

1. Easement, including the terms, covenants and provisions thereof, as disclosed by instrument
 Recorded: July 1, 1975
 Auditor's No.: 819947, records of Skagit County, WA
 In favor of: Utilities and services
 Affects: 5 feet within boundary of each lot

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Lake Tyee Division No. II, recorded in Volume 11 of Plats, Pages 15 through 24:

Recording No: 819944

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

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: July 1, 1975
 Recording No.: 819948

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 3, 1977
 Recording No.: 861973

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

Recording Date: June 30, 1986
 Recording No.: 8606300021

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

Recording Date: September 24, 1996

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

Recording No.: 9609240021

5. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise), disclosed by instrument
 Recorded: July 1, 1975
 Auditor's No.: 819946, records of Skagit County, WA
 Imposed by: Lake Tyee Camp Club

AMENDED by instrument

Recorded: March 6, 1996
 Auditor's No.: 9603060005, records of Skagit County, WA

6. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

7. Assessments, if any, levied by Lake Tyee Camp Club.
8. City, county or local improvement district assessments, if any.
9. Title is to vest in Christopher Lee Harrison and will be subject to:
- a. A State tax lien for the amount shown and any other amounts due, in favor of the State of Washington, Department of Social and Health Services (DSHS), Division of Child Support (DCS).

EXHIBIT "B"

Exceptions
(continued)

Debtor:	Chris L. Harrison dba Christophe Lee Harrison
Amount:	\$16,775.62
Recording Date:	August 25, 2017
Recording No.:	201708250024