

When recorded return to:

Dustin Michael Conklin and Sandra Lee Martin-Conklin
3214 Coachman Lane
Oak Harbor, WA 98277

STATUTORY WARRANTY DEED

GNW 20-6433

THE GRANTOR(S) Jones E. Atterberry, 4019 Peters Lane, Anacortes, WA 98221,

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

in hand paid, conveys, and warrants to Dustin Michael Conklin and Sandra Lee Martin-Conklin, 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 B-103 "LAKE TYEE DIVISION NO. III

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: P79988/4357-002-103-0003

Dated: 7-16-2020

Jones E. Atterberry
Jones E. Atterberry

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2675

Jul 17 2020

Amount Paid \$213.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-6433-SJ

STATE OF WASHINGTON
COUNTY OF ISLAND

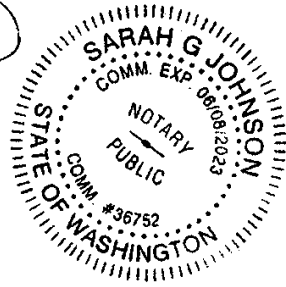
I certify that I know or have satisfactory evidence that Jones E. Atterberry is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 16th day of July, 2020

Sarah G. Johnson
Signature

Notary
Title

My appointment expires: 6-8-23



Statutory Warranty Deed
LPB 10-05

Order No.: 20-6433-SJ

EXHIBIT "A"
Property Description

Lot B-103, "LAKE TYEE DIVISION NO. III", as per plat recorded in Volume 11 of Plats, pages 68 through 74, inclusive, records of Skagit County, Washington.

EXHIBIT B

20-6433-SJ

1. Declaration of charges, assessments and liens as recorded in instrument dated June 7, 1977 and recorded June 7, 1977 under Auditor's File No. 857759.

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

For: Utilities

In Favor Of: Present and future owners in Plat

Disclosed: In instrument recorded June 7, 1977 under Auditor's File No. 857760

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:

Name: Lake Tye Division No. III

Recorded: June 7, 1977

Auditor's No.: 857758 (Vol. 11 of Plats, pages 68-74, inclusive)

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. PROTECTIVE COVENANTS AN OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 2, 1977

Recorded: June 7, 1977

Auditor's No.: 857761

Executed By: Lands-West, Inc., a Washington corporation

AMENDMENT TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS:

Dated: July 28, 1977

Recorded: August 3, 1977

Auditor's No.: 861972

Executed By: Lands-West, Inc., a Washington corporation

AMENDMENT TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS:

Dated: June 25, 1979
Recorded: June 27, 1979
Auditor's No.: 7906270014
Executed By: Lands-West, Inc.

AMENDMENT TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS:

Dated: June 25, 1986
Recorded: June 30, 1986
Auditor's No.: 8606300021
Executed By: Robert S. Rogers and Gloria D. Rogers, d/b/a Lake Tyee Company

AMENDMENT TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS:

Dated: June 10, 1987
Recorded: June 12, 1987
Auditor's No.: 8706120018
Executed By: Robert S. Rogers and Gloria D. Rogers, d/b/a Lake Tyee Company

AMENDMENT TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS:

Dated: September 20, 1996
Recorded: September 24, 1996
Auditor's No.: 9609240021
Executed By: Lands West, Inc. and Robert S. Rogers and Gloria D. Rogers, dba Lake Tyee Company

AMENDMENT TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS:

Dated: December 4, 1995
Recorded: March 6, 1996
Auditor's No.: 9603060005
Executed By: Robert S. Rogers and Gloria D. Rogers, dba Lake Tyee Company

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

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.

6. Any tax, fee, assessments or charges as may be levied by Lake Tyee Camp Club.

7. Claim of lien, including the terms and provisions thereof in the amount of \$1,158.13, plus interest and any other amounts due, Lake Tyee against Jones Atterberry entered October 3, 2011 as Cause No. 201110030047.

Said Instrument is a re-recording of instrument recorded under Auditor's File No. 201109200032.

8. Claim of lien by the Department of Social & Health Services Division of Child Support in the State of Washington for the amount of \$16,591.61, plus interest and any other amounts due, against Jones E. Atterberry dated 2/11/2014 recorded 2/14/2014 as Auditor's File No. 201402140005.

The effect said lien has on the premises under search depends upon the identity of the debtor.

9. General Taxes:

Year: 2020

Amount Billed: \$96.36

Amount Paid: \$48.22

Tax Account No.: P79988/4357-002-103-0003

Said taxes will not become delinquent if paid on or before October 31st