

When recorded return to:
Timothy M Dean
Puget Properties Group LLC
45159 Kalakala Trail
Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043447

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2737

Jul 22 2020

Amount Paid \$733.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE
620043447
STATUTORY WARRANTY DEED

THE GRANTOR(S) Dennis L. Johnson and Diane L. Johnson, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Puget Properties Group LLC, a Washington limited liability company

the following described real estate, situated in the County of Skagit, State of Washington:
LOT D-4, "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.

Abbreviated Legal: (Required if full legal not inserted above.)

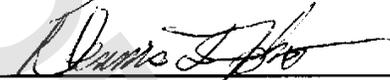
Tax Parcel Number(s): P79059 / 4229-004-004-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 20, 2020



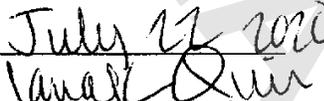
Dennis L. Johnson



Diane L. Johnson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Dennis L. Johnson and Diane L. Johnson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 22 2020


Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023



EXHIBIT "A"
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 "A"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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Lake Tyee Camp Club.
9. City, county or local improvement district assessments, if any.