

**POOR ORIGINAL**

When recorded return to:

Elise Bruce and Justin Bruce  
28518 74th Dr NW  
Stanwood, WA 98292

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2923

Aug 04 2020

Amount Paid \$309.00

Skagit County Treasurer

By Marissa Guerrero Deputy

**STATUTORY WARRANTY DEED**

GNW 20-6563

THE GRANTOR(S) Bryan Rego and Sharmila Rego, who acquired title as Shamila Rego, a married couple, 8717  
159 St., #35, Surrey, BC V4N 5R9, Canada,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Elise Bruce and Justin Bruce, 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: Property 1:  
Lot B-138, LAKE TYEE DIV. III

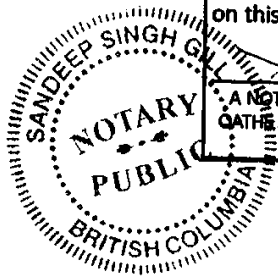
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may  
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"  
attached hereto

Tax Parcel Number(s): P80023

Dated: July 30, 2020

Bryan Rego  
Bryan Rego  
Sharmila Rego  
Sharmila Rego

The foregoing was declared before me by:  
Bryan Rego and Sharmila Rego  
on this 30 day of July, 2020  
[Signature]  
A NOTARY PUBLIC AND COMMISSIONER FOR TAKING  
OATHS AND AFFIDAVITS IN AND FOR THE PROVINCE OF  
BRITISH COLUMBIA



**SANDEEP S. GILL**  
Barrister & Solicitor  
103 - 15955 Fraser Hwy  
Surrey BC V4N 0Y3  
T: 604 593 3903

Statutory Warranty Deed  
LPB 10-05

City of Surrey  
~~STATE OF~~  
~~COUNTRY OF~~ Province of British Columbia

I certify that I know or have satisfactory evidence that Bryan Rego and Sharmila Rego is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

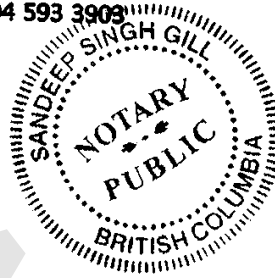
Dated: 30 day of July, 2020

  
Signature

Title

My appointment expires: NOW EXPIRING.

**SANDEEP S. GILL**  
Barrister & Solicitor  
103 - 15955 Fraser Hwy  
Surrey BC V4N 0Y3  
T: 604 593 3909



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 45183 Itswood Trail, Concrete, WA 98237  
Tax Parcel Number(s): P80023

Property Description:

Lot B-138, "LAKE TYEE DIVISION NO. III," as per plat recorded in Volume 11 of Plats, pages 68 through 74, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed  
LPB 10-05

Order No: 20-0563-11

Page 3 of 5

**EXHIBIT B**

20-6563-TJ

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. 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.

10. Easement, affecting a portion of subject property for the purpose of Utilities including terms and provisions thereof granted to Present and future owners in Plat recorded June 7, 1977 as Auditor's File No. 857760

11. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Lake Tyce Division No. III recorded June 7, 1977 as Auditor's File No. 857758 (Vol. 11 of Plats, pages 68-74, inclusive).

12. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color,

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-6563-TJ

Page 4 of 5

religion or national origin executed by Lands-West, Inc., a Washington corporation, recorded June 7, 1977 as Auditor's File No. 857761.

Above covenants, conditions and restrictions were amended and recorded August 3, 1977, June 27, 1979, June 30, 1986, June 12, 1987, September 24, 1996 and March 6, 1996 as Auditor's File No. 861972, 7906270014, 8606300021, 8706120018, 9609240021 and 9603060005.

13. 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.