202008210008
08/21/2020 08:34 AM Pages: 1 of 7 Fees: $109.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:

Kurt L. Van Burkleo and Janelle A. Van Burkleo
315 S. 9th ST
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3239
Aug 21 2020
Amount Paid $325.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 20-7036

THE GRANTOR(S) Garry Gabriel and Karleen Gabriel, husband and wife, 12925 10th Ave NW Tulalip, WA 98271,

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

in hand paid, conveys, and warrants to Kurt L. Van Burkleo and Janelle A. Van Burkleo, 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 D-77, LAKE TYEE I

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): P78604

Dated: August 20, 2020

Garry Gabriel
Garry Gabriel

Karleen Gabriel
Karleen Gabriel

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Garry Gabriel and Karleen Gabriel 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: 20 day of August, 2020

Jillian Rhone
Signature

Notary
Title

My appointment expires: March 20, 2024

JILLIAN RHONE
APPOINTMENT EXPIRES March 20, 2024
NOTARY PUBLIC
COMM # 20105693
STATE OF WASHINGTON

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 4627 Skagit Trail, Concrete, WA 98237
Tax Parcel Number(s): P78604

Property Description:

Lot D-77, "LAKE TYEE I," as per plat recorded in Volume 10 of Plats, pages 66 through 70, inclusive, records of Skagit County, Washington.

situate in the County of Skagit, State of Washington.

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EXHIBIT B

20-7036-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:

Dated:
June 11, 1974
Recorded:
June 11, 1974
Auditor's No.:
802096

AMENDMENT TO DECLARATION OF CHARGES, ASSESSMENTS AND LIENS:
By:
Lands-West, Inc., and Robert S. Rogers and Gloria D. Rogers dba Lake Tyee Company

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Dated:
December 4, 1995
Recorded:
March 16, 1996
Auditor's File No.:
9603060005

10. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE STATES HEREIN, AND INCIDENTAL PURPOSES, AS DISCLOSED IN INSTRUMENT HEREIN SET FORTH:

For:
Utilities
In Favor Of:
Present and future owners in Plat
Disclosed In:
Instrument recorded September 3, 1974 under Auditor's File No. 806710
Affects:
That portion of each lot within said Plat which is within 5 feet of the boundary line thereof

11. 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 Tyee I
Recorded:
June 4, 1974
Auditor's No.:
801780

12. 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 11, 1974
Recorded:
June 11, 1974
Auditor's No.:
802095
Executed By:
Lands-West, Inc., a Washington Corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Amendment Dated:
February 7, 1975
Recorded:
February 11, 1975
Auditor's No.:
813356
Executed By:
Lands-West, Inc.

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ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Amendment Dated:
July 9, 1977
Recorded:
August 3, 1977
Auditor's No.:
861973
Executed By:
Lands-West, Inc.

Said Instrument is a re-recording of instrument recorded under Auditor's File No. 860761.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

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

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Amendment Dated:
June 25, 1986
Recorded:
June 30, 1986
Auditor's No.:
8606300021
Executed By:
Lands-West Inc., and Robert S. Rogers and Gloria D. Rogers, husband and wife

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Amendment Dated:
June 10, 1987
Recorded:
June 12, 1987
Auditor's No.:
8706120018
Executed By:
Robert S. Rogers and Gloria D. Rogers, husband and wife

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Amendment Dated:
September 20, 1996
Recorded:
September 24, 1996
Auditor's No.:

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9609240021
Executed By:
Lands-West, Inc., and Robert S. Rogers and Gloria D. Rogers dba Lake Tyee Company

13. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:
Puget Sound Power & Light Company
Purpose: Electric transmission line
Disclosed In:
Metzger Map of Skagit County
Area Affected:
Exact width and location is not disclosed on the record.

14. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS
AFFECTING THE SUBJECT PROPERTY:

Recorded: January 29, 2014
Auditor's No.: 201401290033
Regarding: Mitigation Summary
Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter
of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown. (Affects common area of plat)