



202008310299

08/31/2020 03:49 PM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

WHEN RECORDED RETURN TO:  
Name: Mark Bryant and Kendra Bryant  
Address: 10558 West Polk Rd  
Lexington, IN 47138

POOR ORIGINAL

Escrow Number: 777394RT  
Filed for Record at Request of: Rainier Title, LLC

Land Title and Escrow

01-179550-S

STATUTORY WARRANTY DEED

THE GRANTOR(S), Donald L. Huggins, who also appears of record as Donald Huggins and Don Huggins, a single man, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Mark Bryant and Kendra Bryant, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

Lot C-42, "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.

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: Lot 42, Blk C, Lake Tyee #3

Tax Parcel Number(s): 4357-003-042-0005  
Property ID #P80072

Dated: August 17, 2020

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 31 2020

Amount Paid \$ 485.00

Skagit Co. Treasurer

By [Signature] Deputy

Signature and Notary follow on next page

LPB 10-05 (i-1)

*This page is attached to and made a part of the Statutory Warranty Deed*

Donald L. Huggins  
Donald L. Huggins

STATE OF WASHINGTON

ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Donald L. Huggins is the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 27, 2020

Doug Clark  
Name: Doug Clark  
Notary Public in the State of Washington  
Residing in Sedro-Wadley WA  
My Commission Expires: 12-15-21

Notary Public  
State of Washington  
Doug Clark  
Commission No. 196611  
Commission Expires 12-15-2021

**EXHIBIT A****A. LIEN OF ANY UNPAID ASSESSMENT AND/OR OTHER CHARGES AND PENALTIES LEVIED BY THE LAKE TYEE CAMP CLUB, AS PROVIDED BY INSTRUMENT:**

Recorded: June 7, 1977  
Auditor's No.: 857759

**B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.**

For: The installation, repair, maintenance and operation of any and all kinds and manner of utilities placed underground

Recorded: June 7, 1977  
Auditor's No.: 857760

Affects: That portion of each lot within said plat which is within 5 feet of the boundary line thereof.

**C. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:**

Plat/Short Plat: Lake Tyee, Division No. III  
Recorded: June 7, 1977  
Auditor's No.: 857758

**D. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:**

Declaration Dated: June 2, 1977  
Recorded: June 7, 1977  
Auditor's No.: 857761  
Executed By: Lake Tyee, Inc., a Washington corporation

Said document was amended by the following instrument(s):

Auditor's Nos.: 861972, 860761, 7906270014, 8606300021,  
8706120018, 9603060005 and 9609240021

End Exhibit A