

**When recorded return to:**

Myra Ferriols  
4049 32nd Ave SW  
Seattle, WA 98126

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4053

Oct 05 2020

Amount Paid \$349.00

Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620044636

**CHICAGO TITLE**

620044636

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S)** Frank H. Kukuk and Patricia M. Kukuk, 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 Myra Ferriols, a single person and Jeff McAllister and Teresa McAllister, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

Lot B-128 LAKE TYEE, DIVISION III, as per plat recorded in Volume 11 of Plats, pages 68 through 74, inclusive, recorded in Skagit County.

Situated in the County of Skagit, State of Washington.

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

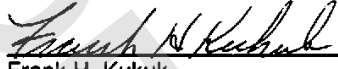
Tax Parcel Number(s): P80013 / 4357-002-128-0004

Subject to:

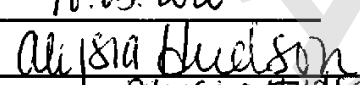
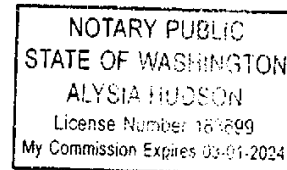
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 2, 2020

  
\_\_\_\_\_  
Frank H. Kukuk  
\_\_\_\_\_  
Patricia M. KukukState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Frank H. Kukuk and Patricia M. Kukuk 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: 10.05.2020  
  
\_\_\_\_\_  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Granger  
My appointment expires: 03.01.2024

## EXHIBIT "A"

### Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: June 7, 1977  
 Recording No.: 857760, records of Skagit County, Washington  
 For: Installation, repair, maintenance and operation of any and all kinds and  
 manner of utilities placed underground  
 Affects: Within 5 feet of the boundary line thereof
  
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. III:

Recording No: 857758

3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;  
 Recorded: June 7, 1977  
 Recording No.: 857761, records of Skagit County, Washington  
 Executed By: Lake Tyee, Inc., a Washington corporation

AMENDED by instrument:

Recording No.: 861972  
 Recording No.: 7906270014  
 Recording No.: 8606300021  
 Recording No.: 8706120018  
 Recording No.: 9609240021

records of Skagit County, Washington

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
 Recording No.: 857759, records of Skagit County, Washington  
 Imposed By: Lake Tyee, Inc., a Washington corporation

AMENDED by instrument(s):

Recorded: March 6, 1996  
 Recording No.: 9603060005, records of Skagit County, Washington

**EXHIBIT "A"****Exceptions  
(continued)**

5. 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."

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Lake Tyee Camp Club.