

202010060071

10/06/2020 10:02 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:
David Hawkins and Christie Hawkins
10800 NE Broomgerrie
Bainbridge Island, WA 98110

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020 Add
OCT 06 2020

Amount Paid \$ 107.50
Skagit Co. Treasurer
By *MA* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044270

CHICAGO TITLE
6200 44270

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard Vanderwal and Janet Vanderwal, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00)
in hand paid, conveys, and warrants to David Hawkins and Christie Hawkins, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT C-86, 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): P79044 / 4229-003-086-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 23, 2020

[Signature]
Richard Vanderwal
[Signature]
Janet Vanderwal

State of MISSISSAUGA B.C.
County of Canada

I certify that I know or have satisfactory evidence that Richard Vanderwal and Janet Vanderwal 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: 25/9/20
[Signature]
Name: Gordon W. Rulky
Notary Public in and for the State of B.C.
Residing at: MISSISSAUGA B.C.
My appointment expires: N/A

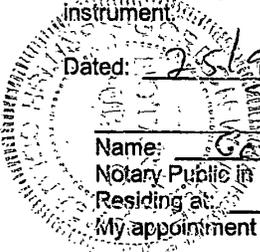


EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Tye Division No. II, recorded in Volume 11 of Plats, Pages 15 through 24:

Recording No: 819944

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Scott Paper Company
Purpose: ingress and egress
Recording Date: September 8, 1975
Recording No.: 823163
Affects: as described in said instrument

3. 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: June 16, 1975
Recording No.: 819946

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: present and future owners
Purpose: utilities placed underground, including but not limited to electrical service and drainage sewers, lines and ditches
Recording Date: June 16, 1975
Recording No.: 819947
Affects: as described in said instrument

5. 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

EXHIBIT "A"Exceptions
(continued)

Recording Date: June 16, 1975
Recording No.: 819948

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 3, 1977
Recording No.: 861973

and Re-recorded under Recording No. 860761

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 27, 1979
Recording No.: 7906270014

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 30, 1986
Recording No.: 8606300021

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 12, 1987
Recording No.: 8706120018

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 6, 1996
Recording No.: 9603060005

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 24, 1996
Recording No.: 9609240021

6. Reservations contained in Statutory Warranty Deed

Recording Date: October 12, 1984
Recording No.: 8410120004

7. 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

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

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."

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