

**When recorded return to:**  
Christopher Jeffrey Rankin and Elizabeth Anne Rankin  
25807 Minkler Road  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4080

Oct 06 2020

Amount Paid \$805.00

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.: 620043860

**CHICAGO TITLE**  
620043860

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) James D. Thompson and Agnes A. Thompson, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Christopher Jeffrey Rankin and Elizabeth Anne Rankin, a  
married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT D-83, 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.

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

Tax Parcel Number(s): P78610 / 4219-004-083-0001

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 25, 2020

  
James D. Thompson

  
Agnes A. Thompson

PROVINCE  
State of BRITISH COLUMBIA  
CITY of LANGLEY

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

Dated: SEPTEMBER 29 / 2020

  
Name: JAMES A. MACLEAN  
Notary Public in and for the State of BRITISH COLUMBIA  
Residing at: PROVINCE  
My appointment expires: upon retirement

**James A. MacLean**  
Barrister and Solicitor  
CAMPBELL BURTON & MCMULLAN LLP  
#501-21183 88th Avenue  
Langley, BC V1M 2G5

**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 Tyee I, recorded in Volume 10 of Plats, Pages 66 through 70:

Recording No: 801780

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

In favor of: Present and Future Owners  
 Purpose: Installation, repair, maintenance and operation of any and all kinds and manner of utilities placed underground  
 Recording Date: September 3, 1974  
 Recording No: 806710  
 Affects: That portion of each lot within said plat which is within five feet of the boundary line thereof

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, 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 in the document

Recording Date: June 11, 1974  
 Recording No: 802095

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 11, 1975  
 Recording No.: 813356

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 18, 1977  
 Recording No.: 860761

Said Amendment was re-recorded on August 3, 1977 under Recording No. 861973.

**EXHIBIT "A"**

Exceptions  
(continued)

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

4. Declaration of Charges, Assessments and Liens

Recording Date: June 11, 1974  
Recording No.: 802096

5. Low Flow Mitigation Summary

Recording Date: November 3, 2008  
Recording No.: 200811030130

6. 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

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

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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.