

**When recorded return to:**  
Thomas Ray Vandegrift and Monica Willadsen  
Vandegrift  
6209 145 th Dr NE  
Lake Stevens, WA 98258

**STATUTORY WARRANTY DEED**

**Order No.:** NXWA-0510526

GNW 20-7767

**THE GRANTOR(S)**

Randi Ramsey Christensen\* and Shawn D. Christensen, a married couple  
\*who acquired title as Randi Ramsey  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys, and warrants to

Thomas Ray Vandegrift and Monica Willadsen Vandegrift, a married couple

the following described real estate, situated in the:

Lot B-12, "LAKE TYEE I", as per plat recorded in Volume 10 of Plats, pages 66 through 70, inclusive,  
records of Skagit County, Washington.

Situated in Skagit County, Washington.

Subject to Matters, Restrictions, Covenants, Conditions, and Easements of Record

Tax Parcel Number(s): P78480/4219-002-012-0001

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4535

Oct 30 2020

Amount Paid \$357.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Dated: October 22, 2020

Randi Ramsey Christensen  
Randi Ramsey Christensen

Shawn D. Christensen  
Shawn D. Christensen

STATE OF: WA

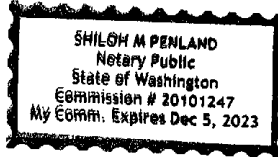
COUNTY OF: Skagit

On this day personally appeared before me **Randi Ramsey Christensen and Shawn D. Christensen**, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/~~they~~ signed the same as his/her/~~their~~ free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 27<sup>th</sup> day of Oct., 2020.

Shiloh M Penland

Notary Public residing at: Mount Vernon  
Printed Name: Shiloh M Penland  
My Commission Expires: 10/15/2023



**Subject to - Deed Exception(s):**

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

**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

**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

**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.

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

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.

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)

Any tax, fee, assessments or charges as may be levied by Lake Tyee Company.