

202011060208

11/06/2020 03:41 PM Pages: 1 of 8 Fees: \$110.50
Skagit County Auditor

When recorded, return to:
Donna Evans
153 Sunset Dr.
Oak Harbor, WA 98277

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20204704
NOV 06 2020

Amount Paid \$ 0
Skagit Co. Treasurer
By *MK* Deputy

QUIT-CLAIM DEED

THE GRANTOR(S): JEFF ABRAHAMSE and SUSAN M
ABRAHAMSE, Husband and Wife; and THOMAS C. HUMMEL and
JULIE HUMMEL, Husband and Wife

THE GRANTEE(S): DONNA C. EVANS, As her separate property.

CONSIDERATION: GIFT, LOVE & AFFECTION

PARCEL NUMBER: P78488

PROGERTY TAX ID NUMBER: 4219-002-020-001

COMMONLY KNOWN AS: 4472 Swinomish Trail, Concrete, WA 98237

Lot B-20 Lake Tyee 1

The undersigned GRANTOR(S) JEFF ABRAHAMSE and SUSAN
M ABRAHAMSE, Husband and Wife; and THOMAS C. HUMMEL
and JULIE HUMMEL, Husband and Wife, hereby conveys and quit
claims to the GRANTEE, DONNA C. EVANS, a married woman as her sole
and separate property, the following described real estate, situate in Skagit

Quit Claim Deed
Page 1 of 8

Kamb Law Office
John G. Kamb, Jr., WSBA #12510
702 Main Street,
Mount Vernon, WA 98273

Phone: (360) 336-6145
email: Kamblaw@gmail.com

County, State of Washington, together with all after-acquired title of the Grantor therein:

Lot B-20, "LAKE TYEE I" as per plat recorded in Volume 10 of Plats, pages 66 through 70, inclusive, records of Skagit County, Washington.

SUBJECT TO:

EXCEPTIONS.

A. DECLARATION OF CHARGES, ASSESSMENTS AND LIENS.

Dated: June 11, 1974
Recorded: June 11, 1974
Auditor's No: 802096

AMENDMENT TO DECLARATIONS OF CHARGES,
ASSESSMENTS AND LIENS

Dated: December 4, 1975
Recorded: March 6, 1976
Auditor's No: 960306005

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES AS DISCLOSED IN INSTRUMENT HEREIN SET FORTH:

For: Utilities
In Favor Of: Present and future owners in Plat
Disclosed By; 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 boundary line
thereof.

C. The dedication of the Plat contains the following provisions.

“All roads and trails shown hereon are private and the cost of construction of said roads and trails shall be the responsibility of the plat owners, said plat owners having the right to make all necessary slopes for cuts and fills for dedicated county roads, and the right to continue to drain said road over and across any lot where water might take a natural course, in the reasonable grading of the roads shown hereon.

The obligation for the cost of removal of snow from and the maintaining of all private roads and trails within the Plat, will be the responsibility of the plat owners.

If the Plat owners petition the Skagit County Commissioners to include the private roads herein, in the County road system, it is understood that said Plat owners shall fully develop the road system to the road standards of Skagit County, and all construction shall be free of liens, costs and other obligations. Acceptance of the roads shall be at the exclusive option of the Skagit County Commissioners.

Following original reasonable grading of roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course as to discharge upon any public road right of way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains re-routing thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner...”

D. 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

AMENDMENTS TO DECLARATION OF PROTECTIVE
RESTRICTIONS AND LIMITATIONS

Amendment Dated: February 7, 1975
Recorded: February 11, 1975
Auditor's No: 813356
Executed By: Lands-West, Inc.

AMENDMENTS TO DECLARATION OF PROTECTIVE
RESTRICTIONS AND LIMITATIONS

Amendment Dated: July 9, 1977
Recorded: August 3, 1977
Auditor's No: 861973
Executed By: Lands-West, Inc.

SAID AMENDMENT IS ARE-RECORDING OF
AMENDMENT:

Recorded: July 18, 1977
Auditor's No: 860761

AMENDMENT AND DECLARATION OF
PROTECTIVE RESTRICTIONS AND LIMITATIONS

Amendment Dated: June 25, 1979
Recorded: June 27, 1979
Auditor's No: 7906270014
Executed By: Lands-West, Inc.

AMENDMENTS TO DECLARATION OF PROTECTIVE
RESTRICTIONS AND LIMITATIONS

Amendment Dated: June 25, 1986
Recorded: June 30, 1986
Auditor's No: 8606300021
Executed By: Lands-West, Inc.

AMENDMENTS TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS

Amendment Dated: June 10, 1987
Recorded: June 12, 1987
Auditor's No: 8706120018
Executed By: Lands-West, Inc.

AMENDMENT TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS

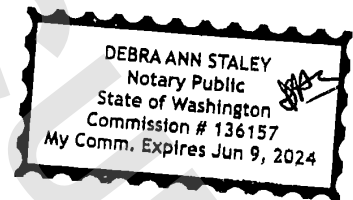
Amendment Dated: September 20, 1996
Recorded: September 24, 1996
Auditor's No: 9609240021
Executed By: Lands-West, Inc.

E. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSE STATED HEREIN AND INCIDENTAL PURPOSES, AS DISCLOSED IN INSTRUMENT HEREIN SET FORTH.

For: Electric transmission line
In Favor Of: Puget Sound Power & Light Company
Disclosed By: Metzger Map of Skagit County
Affects: Exact width and location is not disclosed on the record.

Dated this 15th day of August, 2020.

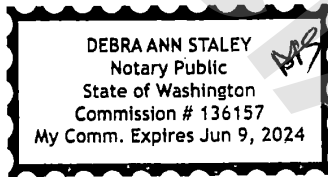
[Signature] GRANTOR
JEFF ABRAHAMSE



STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)
 ISLAND

On this date, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JEFF ABRAHAMSE known to me, or proved to me on a basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Dated this 15th day of August, 2020

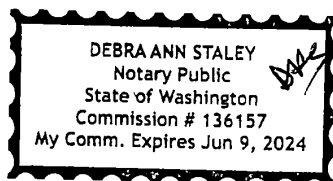


[Signature]
NOTARY PUBLIC in and for the
State of Washington
Residing at: 2123 Wondle Way,
My appointment expires: OAK HAVEN, WA
June 9, 2024 98277

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)
 Island

On this date, before me, the undersigned, a Notary Public in and for said County and State, personally appeared SUSAN M ABRAHAMSE known to me, or proved to me on a basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Dated this 15th day of August, 2020

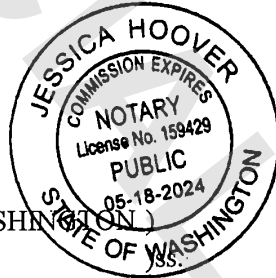


[Signature]
NOTARY PUBLIC in and for the
State of Washington
Residing at: 2123 Wondle Way,
My appointment expires: OAK HAVEN
June 9, 2024 WA 98277

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

On this date, before me, the undersigned, a Notary Public in and for said County and State, personally appeared THOMAS C. HUMMEL known to me, or proved to me on a basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Dated this 10 day of September, 2020

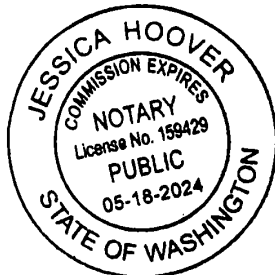


[Signature]
NOTARY PUBLIC in and for the
State of Washington
Residing at: 1100 Freeway Dr. WA
My appointment expires:
5-18-2024

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

On this date, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JULIE HUMMEL known to me, or proved to me on a basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

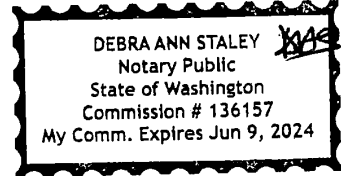
Dated this 10 day of September, 2020



[Signature]
NOTARY PUBLIC in and for the
State of Washington
Residing at: Mt. Vernon WA
My appointment expires:
5-18-2024

Dated this 15th day of August, 2020.

Susan M. Abrahamse, GRANTOR
SUSAN M ABRAHAMSE



Dated this 10 day of September, 2020.

[Signature], GRANTOR
THOMAS C. HUMMEL



Dated this 10 day of September, 2020.

[Signature], GRANTOR
JULIE HUMMEL