

When recorded return to:

Michael J. Desimone
620 112th St SE #196
Everett, WA 98208

STATUTORY WARRANTY DEED GNW 20-8869

THE GRANTOR(S) Daniel James Downing, Jr. and Jennifer Marie Downing, husband and wife, PO Box 633, Ward Cove, AK 99928,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Michael J. Desimone, an unmarried man

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot A-1, LAKE TYEE DIV. 3

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P79799

Dated: 12/29/2020

[Signature]
Daniel James Downing, Jr.

[Signature]
Jennifer Marie Downing

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-77
Jan 08 2021

Amount Paid \$437.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-8869-TJ

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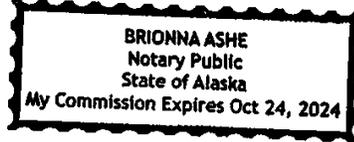
STATE OF Alaska
COUNTY OF Ketchikan
Gateway Borough

I certify that I know or have satisfactory evidence that Daniel James Downing, Jr. and Jennifer Marie Downing is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: ~~29th~~ day of ~~January, 2021~~ ^{December, 2020.} _{BA}


Signature

Notary Public
Title



My appointment expires: 10/24/2024

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 44951 Blacktail Loop, Concrete, WA 98237
Tax Parcel Number(s): P79799

Property Description:

Lot A-1, "LAKE TYEE DIVISION NO. III", as per plat recorded in Volume 11 of Plats, pages 68 through 74, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

20-8869-TJ

1. Declaration of charges, assessments and liens as recorded in instrument dated June 7, 1977 and recorded June 7, 1977 under Auditor's File No. 857759.
2. Easement, affecting a portion of subject property for the purpose of Utilities including terms and provisions thereof granted to Present and future owners in Plat recorded June 7, 1977 as Auditor's File No. 857760
3. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Lake Tye Division No. III recorded June 7, 1977 as Auditor's File No. 857758 (Vol. 11 of Plats, pages 68-74, inclusive).
4. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Lands-West, Inc., a Washington corporation, recorded June 7, 1977 as Auditor's File No. 857761.

Above covenants, conditions and restrictions were amended and recorded August 3, 1977, June 27, 1979, June 30, 1986, June 12, 1987, September 24, 1996 and March 6, 1996 as Auditor's File No. 861972, 7906270014, 8606300021, 8706120018, 9609240021 and 9603060005.

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

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

Statutory Warranty Deed
LPB 10-05

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