

When recorded return to:

Katherine A. Sherman
20227 80th Ave NE, #49
Arlington, WA 98223

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-1202
Mar 22 2021
Amount Paid \$1093.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

GNW 20-8006

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jasminder Dosanjh, as her separate estate, 102 19433 68th Ave, Surrey BC Canada, V4N6M8,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Katherine A. Sherman, an unmarried person

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 B-123, 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): P80008

Dated: March 12th, 2021

Jasminder Dosanjh
Jasminder Dosanjh

Statutory Warranty Deed
LPB 10-05

Order No.: 20-8006-TJ

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PROVINCE OF BRITISH COLUMBIA

STATE OF

COUNTY OF

CITY OF LANGLEY

I certify that I know or have satisfactory evidence that Jasminder Dosanjh 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: 12 day of March, 2021

Signature



Title

MARCELLA BARBOSA
NOTARY PUBLIC
6661 201st Street, 2nd floor
Langley, BC V2Y 0G9
Tel/Fax: (604) 260-6783

My appointment expires:

PERMANENT COMMISSION

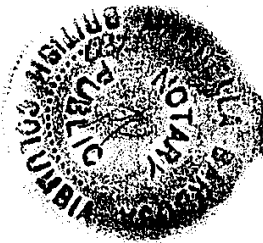


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 45227 Tillicum Trail, Concrete, WA 98237
Tax Parcel Number(s): P80008

Property Description:

Lot B-123, "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.

Statutory Warranty Deed
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EXHIBIT B

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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 Tyee 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
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