

When recorded return to:

David A. Lewchuck and Carrie J. Lewchuck
17120 109th PI NE
Bothell, WA 98011

GNW 21-10585

STATUTORY WARRANTY DEED

THE GRANTOR(S) Antonio Baldini and Melanie Baldini, husband and wife, John Bowman, as his separate estate and Darren Bowman, as his separate estate, 36237 Buckingham Drive, Abbotsford, BC V3G 3C8,,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to David A. Lewchuck and Carrie J. Lewchuck, a married couple

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:
Lots B-63, B-66 and B-68, LAKE TYEE DIVISION NO. 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): P79948, P79951 and P79953

Dated: April 12, 2021

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

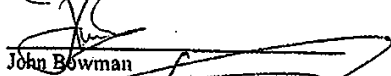
Affidavit No. 2021-1557

Apr 12 2021

Amount Paid \$1445.00
Skagit County Treasurer
By Josie L Bear Deputy


Antonio Baldini


Melanie Baldini


John Bowman


Darren Bowman

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10585-KH

STATE OF
COUNTY OF

I certify that I know or have satisfactory evidence that Antonio Baldini, Melanie Baldini, John Bowman and Darren Bowman 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: 12th day of April, 2021



Signature

Christopher A. Becker
Barrister & Solicitor
Title 100 - 32160 South Fraser Way
Abbotsford, BC V2T 1W5
My appointment expires: (604) 864-8877

Not expiring - permanent

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 45235 Itswood Trail & 45266, 45276 Tillicum Trail, Concrete, WA 98237
Tax Parcel Number(s): P79948, P79951 and P79953

Property Description:

Lots B-63, B-66 and B-68, "LAKE TYEE DIVISION NO. III", as per plat recorded in Volume 11 of Plats, pages 68 through 74, inclusive, records of Skagit County, Washington.

Order No.: 21-10585-KH

Statutory Warranty Deed
LPB 10-05

Page 3 of 5

EXHIBIT B

21-10585-KH

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. 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.

10. 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

11. 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).

12. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color,

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10585-KH

Page 4 of 5

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.

13. 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.

14. Any tax, fee, assessments or charges as may be levied by Lake Tyce Camp Club.

15. Terms and conditions of Certificate of Non-Compliance, recorded November 29, 2016 as Auditor's File No. 201611290029.

Affects Lot B-63 / P79948