

When recorded return to:

Peter F. MacDoran and Judy MacDoran  
2522 Rucker Ave, Apt. 402  
Everett, WA 98201

GNW 20-6683

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert A. Ward, IV and Rebecca DuBose Ward, husband and wife, 8139 River Course Drive, Radford, VA 24141,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Peter F. MacDoran and Judy MacDoran, 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:  
Lot D-46, LAKE TYEE DIV. 2

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): P79101

Dated: June 1, 2021

Rob A. Ward IV  
Robert A. Ward, IV  
Rebecca DuBose Ward  
Rebecca DuBose Ward

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2499

Jun 03 2021

Amount Paid \$565.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-6683-KH

STATE OF WASHINGTON <sup>EDV</sup> Virginia  
COUNTY OF SKAGIT <sup>EDV</sup> City of Radford

I certify that I know or have satisfactory evidence that Robert A. Ward, IV and Rebecca DuBose Ward 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: 1<sup>st</sup> day of June, 2021

  
Signature

Notary Public  
Title

LETITIA DAWN VINEYARD  
NOTARY PUBLIC  
REGISTRATION # 7635276  
COMMONWEALTH OF VIRGINIA

My appointment expires: 7-31-2023

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 45279 Kachess Trail, Concrete, WA 98237  
Tax Parcel Number(s): P79101

**Property Description:**

Lot D-46, "LAKE TYEE, DIVISION NO. II," as per plat recorded in Volume 11 of Plats, pages 15 through 24, inclusive, records of Skagit County, Washington.

**EXHIBIT B**

20-6683-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 16, 1975 and recorded July 1, 1975 under Auditor's File No. 819946.

10. 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

Auditor's No.: 806710 and other documents of record

Affects: That portion of each lot within said Plat, which is within 5 feet of the boundary line thereof.

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11. 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:

Plat/Subdivision Name: Lake Tyee Division No. II

Recorded: July 1, 1975

Auditor's No.: 819944

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

12. 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 16, 1975

Recorded: July 1, 1975

Auditor's No.: 819948

Executed By: Lands-West, Inc., a Washington Corporation

AMENDMENT TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS:

Dated: July 9, 1977

Recorded: August 3, 1977

Auditor's No.: 861973

Executed By: Lands-West, Inc., a Washington Corporation

Said Amendment is a re-recording of Amendment recorded July 18, 1977 under Auditor's File No. 860761.

AMENDMENT TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS:

Recorded: June 27, 1979, June 30, 1986, June 12, 1987, March 6, 1996 and September 24, 1996  
Auditor's No.: 7906270014, 8606300021, 8706120018, 9603060005 and 9609240021

13. 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: 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 Tyee, Inc.

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