

202106220103

06/22/2021 01:31 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Colin Thompkins and Laura Thompkins
10515 NE 122nd St
Kirkland, WA 98034

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 22 2021

Amount Paid \$ 1165.00
By Skagit Co. Treasurer Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047954

CHICAGO TITLE
620047954

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard Kuitula and Joanne Kuitula, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Colin Thompkins and Laura Thompkins, a married couple

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

LOT B-36, "LAKE TYEE, DIVISION NO. II," AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGES 15 THROUGH 24, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P78949/4229-002-036-0001

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: June 11, 2021



Richard Kuitula



Joanne Kuitula

State of WASHINGTON

County of ~~SKagit~~ Whatcom
W

I certify that I know or have satisfactory evidence that Richard Kuitula and Joanne Kuitula are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

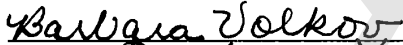
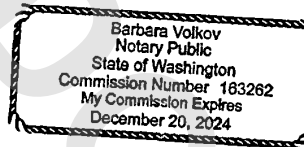
Dated: 6/15/2021Name: Barbara VolkovNotary Public in and for the State of WAResiding at: Bellingham WAMy appointment expires: 12/20/2024

EXHIBIT "A"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Utilities and services
Recording Date:	July 1, 1975
Recording No.:	819947
Affects:	5 feet within boundary of each lot
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of LAKE TYEE DIVISION NO. 2:

Recording No: 819944
3. Right of Scott Paper Company to use such portion of the roads within said plat as lie within the Northeast Quarter of the Northwest Quarter of Section 34, as granted by instrument

Recorded: September 8, 1975
Auditor's No.: 823163
4. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: July 1, 1975
Recording No.: 819948

Modification(s) of said covenants, conditions and restrictions

Recording Nos.: 861973, 7906270014, 8606300021, 8706120018 and 9609240021
5. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise), disclosed by instrument,

Recorded: July 1, 1975
Recording No.: 819946
Imposed by: Lake Tyee Camp Club

EXHIBIT "A"Exceptions
(continued)

AMENDED by instrument

Recorded: March 6, 1996

Recording No.: 9603060005

6. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
7. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
8. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Lake Tyee Camp Club.