

When recorded return to:
Michael Lake, Jr. and Kimberley Lake
30530 State Route 20
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620049939

Escrow No.: 620049939

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carol Lynn Tyler, as her separate estate and Scott Rodgers, a married man, as his separate estate and Teresa Ann Tyler, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kimberley Lake and Michael Lake, Jr. A married couple

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

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

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

LTS 1 & 3, SKAGIT COUNTY SP NO. PL06-0636, BEIN PTN NE 1/4 NW 1/4 18-35-6E

Tax Parcel Number(s): P126493 / 350618-2-001-0500, P126494 / 350618-2-001-0600

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-286

Jan 25 2022

Amount Paid \$6757.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 20, 2021

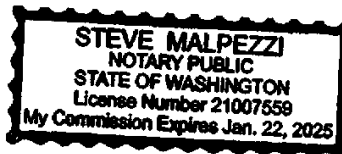
Carol Lynn Tyler
Carol Lynn Tyler

Scott Rodgers
Teresa Ann Tyler
Teresa Ann Tyler

State of WA
COUNTY of WHATCOM

I certify that I know or have satisfactory evidence that
CAROL LYNN TYLER AND TERESA ANN TYLER
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: DECEMBER 28, 2021.



Steve Malpezi
Name: STEVE MALPEZZI
Notary Public in and for the State of WA
Residing at: FERNDALE
My appointment expires: 1/22/25

STATUTORY WARRANTY DEED
(continued)

Dated: December 20, 2021

Carol Lynn Tyler

Scott Rodgers
Scott Rodgers

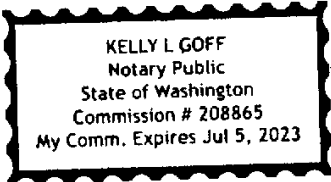
Teresa Ann Tyler

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that

Scott Rodgers
(he/she/they) is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 28, 2021



Kelly L. Goff
Name: Kelly L. Goff
Notary Public in and for the State of Washington
Residing at: Snohomish
My appointment expires: July 5, 2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P126493 / 350618-2-001-0500 and P126494 / 350618-2-001-0600

LOTS 1 AND 3, SKAGIT COUNTY SHORT PLAT NO. PL06-0636, RECORDED JULY 26, 2007
UNDER AUDITOR'S FILE NO. 200707260087, RECORDS OF SKAGIT COUNTY, WASHINGTON;
BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION
18, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, 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 Survey:

Recording No: 200009290024
2. Skagit County Planning & Development Services, Lot of Record Certification and the terms and conditions thereof:

Recording Date: January 18, 2006
Recording No.: 200601180012
3. Grant of Easement and the terms and conditions thereof:

Recording Date: June 26, 2006
Recording No.: 200606260154
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, 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 Skagit County Short Plat No. PL06-0636:

Recording No: 200707260087
5. Covenants, conditions, restrictions and easements 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 26, 2007
Recording No.: 200707260088
6. Declaration of Easements with Provisions for Maintenance and the terms and conditions thereof:

Recording Date: July 26, 2007

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 200707260088

7. Skagit County Planning & Development Services, Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: July 26, 2007
Recording No.: 200707260089

8. Shared Well Agreement With Well Protection Easement and the terms and conditions thereof:

Recording Date: February 20, 2008
Recording No.: 200802200063

Affects: Lot 3

9. 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."

10. City, county or local improvement district assessments, if any.