

**When recorded return to:**  
Richard Snodgrass and Patricia Snodgrass  
302 Longtime Lane  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620049239

**CHICAGO TITLE**

620049239

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Soren Muus and Katey Muus, a married couple

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

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT D-15, "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): P79070 / 4229-004-015-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-846

Mar 04 2022

Amount Paid \$2165.00

Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 28, 2022

*Soren Muus*  
Soren Muus

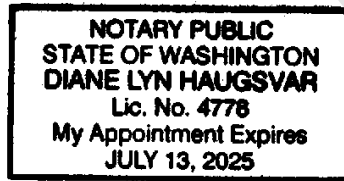
*Katey Muus*  
Katey Muus

State of Washington  
County of King

This record was acknowledged before me on 03-02-2022 by  
Soren Muus and Katey Muus.

*Diane Lyn Haugsvaer*  
(Signature of notary public)

Notary Public in and for the State of Washington  
Residing at: Seattle WA  
My commission expires: 07-13-2022



**EXHIBIT "A"**  
**Exceptions**

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 the Plat of Lake Tyee Division No. II:

Recording No: 819944

2. 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  
 Auditor's No.: 819946, records of Skagit County, WA  
 Imposed by: Lake Tyee Camp Club

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 6, 1996  
 Recording No.: 9603060005

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: present and future owners  
 Purpose: utilities placed underground, including but not limited to electrical service and drainage sewers, lines and ditches  
 Recording Date: June 16, 1975  
 Recording No.: 819947  
 Affects: as described in said instrument

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: June 16, 1975  
 Recording No.: 819948

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 3, 1977

**EXHIBIT "A"**  
**Exceptions**  
**(continued)**

Recording No.: 861973

and Re-recorded under Recording No. 860761

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 27, 1979  
 Recording No.: 7906270014

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 30, 1986  
 Recording No.: 8606300021

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 12, 1987  
 Recording No.: 8706120018

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 24, 1996  
 Recording No.: 9609240021

5. 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, records of Skagit County, WA

6. 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.

**EXHIBIT "A"**

**Exceptions  
(continued)**

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."

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