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03/18/2022 09:22 AM Pages: 1 of 2 Fees: $204.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

AFTER RECORDING MAIL TO:

Stuart Fraser and Kelly Fraser
#47-288 171 Street
Surrey, BC V3Z 9P5 Canada

STATUTORY WARRANTY DEED

Escrow No. 22020031LC
Title Order No. 204823-LT

THE GRANTOR(S) Lake Tyee, a Washington Nonprofit Corporation

for and in consideration of **Ten Dollars and other good and valuable consideration**

in hand paid, conveys, and warrants to **Stuart Fraser and Kelly Fraser, husband and wife**

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

Lot 40, Block B, "LAKE TYEE 1" as per plat recorded in Volume 10 of Plats, pages 66 through 70, inclusive, records of Skagit County, Washington.

Abbreviated Legal: (Required is full legal not inserted above) Lot 40, BLK B. Lake Tyee 1

Tax Parcel Number(s): P78508/4219-002-040-0007

Subject to: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment 204823-LT, issued by Land Title

Dated: March 10, 2022

Lake Tyee, a Washington Nonprofit Corporation

BY: Scott Curdie
Scott Curdie, General Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2022-1061
Mar 18 2022
Amount Paid $261.00
Skagit County Treasurer
By Lena Thompson Deputy

UNOFFICIAL DOCUMENT

STATE OF Washington
) ss.
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Scott Curdie is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the General Manager of Lake Tyee to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 10 day of March, 2022

Danielle Cocheri

Printed: Danielle Rae Cocheri
Notary Public in and for the State of Washington
residing at: Sedro-Woolley
My Commission Expires: 2Dec25

Danielle Rae Cocheri
Notary Public
State of Washington
My Appointment Expires 12/2/2025
Commission Number 22002110