

**When recorded return to:**  
Sherrylee C. Ruderman  
12722 Wedgewood Drive  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620049787

**CHICAGO TITLE**  
620049787

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Derek A. Maloney and Jamie Maloney, 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 Sherrylee C. Ruderman, an unmarried person and John W. Drummond, Jr., an unmarried person, as his separate estate

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

LOT C-46, LAKE TYEE DIVISION NO. III, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGES 68 THROUGH 74, 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): P80076 / 4357-003-046-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221514

Apr 13 2022

Amount Paid \$277.00

Skagit County Treasurer  
By Lena Thompson Deputy

WA-CT-FNRV-02150.620019-620049787

**STATUTORY WARRANTY DEED**  
(continued)

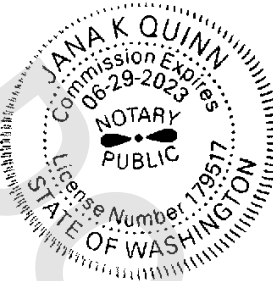
Dated: April 7, 2022

[Signature]  
Derek A. Maloney  
[Signature]  
Jamie Maloney

State of Washington  
County of Skaagit

This record was acknowledged before me on 04/08/2022 by  
Derek A. Maloney and Jamie Maloney  
[Signature]  
(Signature of notary public)

Notary Public in and for the State of Washington  
Residing at: Arlington  
My commission expires: 06/29/2023



**EXHIBIT "A"**  
Exceptions

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

Purpose: installation, repair, maintenance and operation of any and all kinds and manner of utilities placed underground  
Recording Date: June 7, 1977  
Recording No.: 857760  
Affects: that portion of each lot within said plat which is within 5 feet of the boundary line thereof
  
2. 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 Plat of Lake Tyee Division No. III:  

Recording No: 857758
  
3. 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 7, 1977  
Recording No.: 857761
  
4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:  

Imposed by: Lake Tyee, Inc., a Washington corporation  
Recording Date: July 7, 1977  
Recording No.: 857759
  
5. 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

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

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."

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