

When recorded return to:

Judith L. Denton and Darryl D. Denton
P.O. Box 183
Concrete, WA 98237

GNW 22-16505

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rachel Ann Shade, Susan P. Busroe, Patricia J. Suyehara, and Thomas L. Gallagher, each as their separate estate, 1353 Larch Street, Raymond, WA 98577,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Judith L. Denton and Darryl D. Denton, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated legal description: Property 1:
Lot D-106, LAKE TYEE I

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P78633

Dated: August 12, 2022

Rachel Ann Shade

Susan Busroe
Susan P. Busroe

Patricia J. Suyehara
Patricia J. Suyehara

Thomas L. Gallagher
Thomas L. Gallagher

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223495

Aug 25 2022

Amount Paid \$405.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16505-TJ

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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 12th day of August, 2022 by Susan P. Busroe, Patricia J. Suyehara and Thomas L. Gallagher

Theresa R Johnson
Signature

Notary
Title

My commission expires: 4-29-23



Statutory Warranty Deed
LPB 10-05

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Tax Parcel Number(s): P78633

Dated: 08/17/2022

Rachel Ann Shade
Rachel Ann Shade

Susan P. Busroe

Patricia J. Suyehara

Thomas L. Gallagher

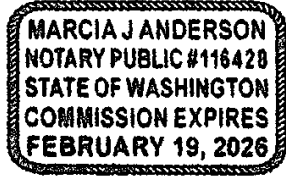
STATE OF WASHINGTON
COUNTY OF PACIFIC

This record was acknowledged before me on 17th day of August, 2022 by Rachel Ann Shade.

Marcia J Anderson
Signature

NOTARY
Title

My commission expires: 2-19-26



UNOFFICIAL DOCUMENT

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 44482 Snohomish Trail, Concrete, WA 98237
Tax Parcel Number(s): P78633

Property Description:

Lot D-106, "LAKE TYEE I", as per plat recorded in Volume 10 of Plats, pages 66 through 70, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

22-16505-TJ

1. DECLARATION OF CHARGES, ASSESSMENTS AND LIENS:

Dated: June 11, 1974
 Recorded: June 11, 1974
 Auditor's No.: 802096

AMENDMENT TO DECLARATION OF CHARGES, ASSESSMENTS AND LIENS:

By: Lands-West, Inc., and Robert S. Rogers and Gloria D. Rogers dba Lake Tyee Company
 Dated: December 4, 1995
 Recorded: March 16, 1996
 Auditor's File No.: 9603060005

2. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE STATES HEREIN, AND INCIDENTAL PURPOSES, AS DISCLOSED IN INSTRUMENT HEREIN SET FORTH:

For: Utilities
 In Favor Of: Present and future owners in Plat
 Disclosed In: Instrument recorded September 3, 1974 under Auditor's File No. 806710
 Affects: That portion of each lot within said Plat which is within 5 feet of the boundary line thereof

3. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Lake Tyee I
 Recorded: June 4, 1974
 Auditor's No.: 801780

4. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: June 11, 1974
 Recorded: June 11, 1974
 Auditor's No.: 802095 Executed
 By: Lands-West, Inc., a Washington Corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:
 Amendment Dated: February 7, 1975 Recorded: February 11, 1975 Auditor's No.: 813356 Executed By: Lands-West, Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:
 Amendment Dated: July 9, 1977 Recorded: August 3, 1977 Auditor's No.: 861973 Executed By: Lands-West, Inc. Said Instrument is a re-recording of instrument recorded under Auditor's File No. 860761.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:
 Amendment Dated: June 25, 1979 Recorded: July 27, 1979 Auditor's No.: 7906270014 Executed By: Lands-West, Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:
 Amendment Dated: June 25, 1986 Recorded: June 30, 1986 Auditor's No.: 8606300021 Executed By: Lands-West Inc., and Robert S. Rogers and Gloria D. Rogers, husband and wife

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:
 Amendment Dated: June 10, 1987 Recorded: June 12, 1987 Auditor's No.: 8706120018 Executed By: Robert S. Rogers and Gloria D. Rogers, husband and wife

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Statutory Warranty Deed
 LPB 10-05

Amendment Dated: September 20, 1996 Recorded: September 24, 1996 Auditor's No.: 9609240021 Executed By: Lands-West, Inc., and Robert S. Rogers and Gloria D. Rogers dba Lake Tyee Company

5. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Purpose: Electric transmission line

Disclosed In: Metzger Map of Skagit County

Area Affected: Exact width and location is not disclosed on the record.

6. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: January 29, 2014

Auditor's No.: 201401290033

Regarding: Mitigation Summary

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown. (Affects common area of plat)