

When recorded return to:
Darryl William Hubbard
PO Box 1252
Lyman, WA 98263

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620052609

Escrow No.: 620052609

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua Hauenstein and Kristi Hauenstein, 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 Darryl William Hubbard, unmarried

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

LOT B-46, " 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.

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

Tax Parcel Number(s): P78514 / 4219-002-046-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223647


Sep 02 2022


Amount Paid \$373.00


Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 31, 2022



Joshua Hauenstein

Kristi HauensteinState of WashingtonCounty of SkagitThis record was acknowledged before me on August 31 2022 by Joshua Hauenstein and Kristi Hauenstein.

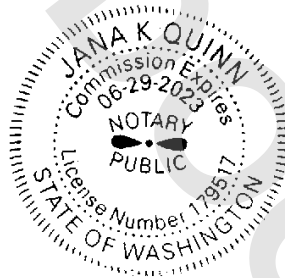
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2023

EXHIBIT "A"
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 Lake Tyee I:

Recording No: 801780

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

Purpose: Underground utilities
Recording Date: September 3, 1974
Recording No.: 806710

3. 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: June 11, 1974
Recording No.: 802095

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 11, 1975
Recording No.: 802096

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 3, 1977
Recording No.: 813356

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 27, 1979
Recording No.: 861973

Said instrument is a re-recording of Recording No. 860761

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"

Exceptions
(continued)

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: March 6, 1996
Recording No.: 9603060005

Modification(s) of said covenants, conditions and restrictions

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

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: Lands-West, Inc.
Recording Date: June 11, 1974
Recording No.: 802095

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission line
Disclosed In: Metzger Map of Skagit County
Affects: Portion of said premises

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

EXHIBIT "A"Exceptions
(continued)

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."

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

8.

A state tax lien for the amount shown and any other amounts due,

Filed by:	Washington Department of Social and Health Services Office of Support Enforcement (OSE)
Taxpayer:	Darryl W. Hubbard
Amount:	\$2,180.88
Recording Date:	February 2, 1995
Recording No.:	9502020008