

**When recorded return to:**  
Chris Crabbs and Juanita Sunshine Crabbs  
21001 Happy Valley Rd  
Stanwood, WA 98292

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236181

Apr 19 2023

Amount Paid \$581.00

Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620053830

**CHICAGO TITLE**  
620053830

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Andrew Charles Tuttle and Mary Katherine Tuttle, 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 Chris Crabbs and Juanita Sunshine Crabbs, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT A-63, "LAKE TYEE DIVISION NO. III", AS PER PLAT RECORDED IN VOLUME 11 OF  
PLATS, PAGES 68 THROUGH 74, 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): P79861 / 4357-001-063-0003

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: 4/17/23

[Signature]  
Andrew Charles Tuttle

[Signature]  
Mary Katherine Tuttle

State of washington  
County of SKagit

This record was acknowledged before me on 04/17/2023 by Andrew Charles Tuttle and Mary Katherine Tuttle.

Alysia Hudson  
(Signature of notary public)  
Notary Public in and for the State of washington  
My commission expires: 03/01/2024

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

**EXHIBIT "A"**  
Exceptions

1. 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.: 857759

2. 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  
Recording Date: June 2, 1977  
Recording No.: 857760  
Affects: as described in said instrument

3. 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 the Plat of Lake Tyee Division No. III, recorded in Volume 11 of Plats, Pages 68 through 74:

Recording No: 857758

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 7, 1977  
Recording No.: 857761

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 3, 1977  
Recording No.: 861972

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

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

Modification(s) of said covenants, conditions and restrictions

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

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

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

6. 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 Camp Club

7. 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

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

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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Lake Tye Camp Club.
11. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.