

**When recorded return to:**  
Joshua Mckenzie and Janna Mckenzie  
2908 152nd Street  
Surrey BC V4P 3K4 Canada

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20238012  
Sep 11 2023  
Amount Paid \$461.00  
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

**CHICAGO TITLE**  
620054891

Escrow No.: 620054891

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Andrew Fleckenstein and Amber Fleckenstein, 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 Joshua Mckenzie and Janna Mckenzie, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT B-20, "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): P79905 / 4357-002-020-0003

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 9/5/23

[Signature]  
Andrew Fleckenstein

[Signature]  
Amber Fleckenstein

State of washington

County of skagit

This record was acknowledged before me on September 05, 2023 by Andrew Fleckenstein and Amber Fleckenstein.

[Signature]  
(Signature of Notary public)  
Notary Public in and for the State of washington  
My appointment 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, 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 Tye Division No. III:

Recording No: 857758

2. 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

3. 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: Within 5 feet of the boundary line thereof

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 No.: 861972

Recording No.: 7906270014

Recording No.: 8606300021

Recording No.: 8706120018

Recording No.: 9603060005

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

Recording No.: 9609240021

5. City, county or local improvement district assessments, if any.
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 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."