

When recorded return to:
Benjamin Horst and Selena Ngo
227 NE 95th St
Seattle, WA 98115

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249818
Mar 07 2024
Amount Paid \$2245.00
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.: 620055805

CHICAGO TITLE
620055805

STATUTORY WARRANTY DEED

THE GRANTOR(S) Staci Baldwin, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Benjamin Horst and Selena Ngo, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT E-4, LAKE TYEE, DIVISION NO. II, AS PER PLAT THEREOF RECORDED IN VOLUME 11
OF PLATS, PAGES 15 THROUGH 24, 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): P79108/4229-005-004-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 03/06/2024

Staci Baldwin
Staci Baldwin

State of Washington
County of SKAGIT

This record was acknowledged before me on 3-6-2024 by Staci Baldwin.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2024

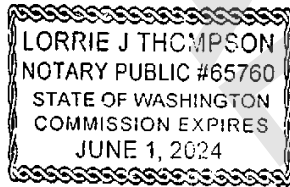


EXHIBIT "A"
Exceptions

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 Plat of Lake Tyee Div. II:

Recording No: 819944

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

In favor of: Present and future owners of property within said plat and each entity and governmental agency supplying utility service thereto

Purpose: All kinds and manner of utilities placed underground including but not limited to electrical service and drainage sewers, lines and ditches

Recording Date: July 1, 1975

Recording No.: 819947

Affects: Portion of each lots within 5 feet of the boundary line thereof

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: July 1, 1975

Recording No.: 819948

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 3, 1977

Recording No.: 861973

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

EXHIBIT "A"
Exceptions
(continued)

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

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, formerly Lake Tyee Camp Club
Recording Date: July 1, 1975
Recording No.: 819946

Amended by instrument:

Recording Date: March 06, 1996
Recording No.: 9603060005

5. Notice of Moratorium on Non-Forestry Use of Land and the terms and conditions thereof:

Recording Date: April 1, 1998
Recording No.: 9804010042

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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

