

202405090010

05/09/2024 09:43 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
John Hogan
103 Bellevue Ave E APT G102
Seattle, WA 98102

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240553
May 09 2024
Amount Paid \$1085.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Chicago Title
620055790

Escrow No.: 245462706

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jonathan I. Tompke and Colleen A. Currie, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to John Hogan, an unmarried person

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

LOT A-57, "LAKE TYEE, DIVISION NO. II", AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE(S) 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): 4229-001-057-0007, P78888

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: APRIL 30, 2024

[Signature]
Jonathan I Tompke

[Signature]
Colleen A Currie

PROVINCE

BC

State of BRITISH COLUMBIA
County of WESTMINSTER

This record was acknowledged before me on APRIL 30, 2024 by Jonathan I Tompke and Colleen A Currie.

[Signature]
(Signature of notary public)

Notary Public in and for the PROVINCE OF State of BRITISH COLUMBIA

My commission expires: NON-EXPIRING
PERMANENT COMMISSION

Darlene H. Thiessen
Notary Public
5814 Riverside Street
Matsqui Village, BC V4X 1T6
604-287-7177

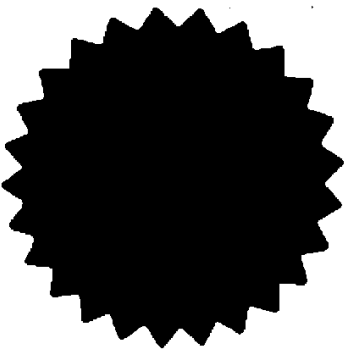


EXHIBIT "A"
Exceptions

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 Div. II:
Recording No: 819944
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 16, 1975
Recording No.: 819946
3. 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 Tye Camp Club
Recording Date: July 1, 1975
Recording No.: 819946
4. 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 in Plat
Purpose: Utilities
Recording Date: July 1, 1975
Recording No.: 819947
Affects: Portion of said premises
5. 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

EXHIBIT "A"
Exceptions
(continued)

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 16, 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

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

6. Right of Scott Paper Company to use such portion of the roads within said plat as lie within the Northeast Quarter of the Northwest Quarter of Section 34, as granted by instrument Recorded: September 8, 1975 Auditor's No.: 823163

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 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

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

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."