

When recorded return to:

Thomas P. Hickey and Charlene Hickey
1220 Gray Pony Pl
Oak Harbor, WA 98277

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242539

Oct 11 2024

Amount Paid \$1525.00
Skagit County Treasurer
By Kaylee Oudman Deputy

212248-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tracy A. Atkinson and Raymond C. Atkinson, a married couple

for and in consideration of \$10.00 and other good and valuable consideration

in hand paid, conveys, and warrants to Thomas P. Hickey and Charlene Hickey, a married couple

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

Lot 22, Block F, "LAKE TYEE, DIVISION NO. II", as per plat 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:

Tax Parcel Number(s): P79138

Subject to Exhibit "A" hereto attached and made a part hereof by this reference.

Dated: 10-8-24

[Signature]
Raymond C. Atkinson

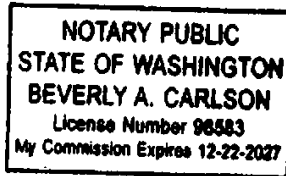
Tracy A. Atkinson

State of Washington
County of SNOHOMISH

This record was acknowledged before me on 10/08/2024 by Tracy A. ^{BAC}Atkinson and Raymond C. Atkinson.

Beverly A. Carlson
Notary Public

My commission expires: 12/22/2027



Dated: 10/8/24

Raymond C. Atkinson

Tracy A. Atkinson
Tracy A. Atkinson

State of ~~Washington~~ California
County of Los Angeles

This record was acknowledged before me on 10/8/2024 by Tracy A. Atkinson and ~~Raymond C. Atkinson~~ ch

C. Lozano-Lichter
Notary Public

My commission expires: 12/7/2027

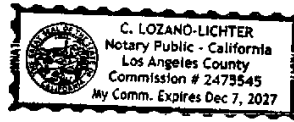


Exhibit "A"

1. Declaration of charges, assessments and liens as recorded in instrument dated June 16, 1975 and recorded July 1, 1975, under Auditor's File No. 819946.

AMENDMENT TO DECLARATION OF CHARGES, ASSESSMENTS AND LIENS:

Dated: December 4, 1995

Recorded: March 6, 1996

Auditor's No.: 9603060005

2. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Utilities

In Favor Of: Present and future owners in Plat

Recorded: July 1, 1975

Auditor's No.: 819947Affects: The portion of each lot within said Plat which is within 5 feet of the boundary line thereof
(01-2021)

3. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS FOLLOWS:

Plat/Short Plat: Lake Tyee Division No. II

Recorded: July 1, 1975

Auditor's No.: 819944

4. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: June 16, 1975

Recorded: July 1, 1975

Auditor's No.: 819948

Executed By: Lands-West, Inc., a Washington corporation

AMENDMENT TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS:

Dated: July 9, 1977

Recorded: August 3, 1977

Auditor's No.: 861973

Executed By: Lands-West, Inc., a Washington corporation

Said Amendment is a re-recording of Amendment recorded July 18, 1977, under Auditor's File No. 860761.

AMENDMENT TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS:

Dated: June 25, 1979

Recorded: June 27, 1979

Auditor's No.: 7906270014

Executed By: Lands-West, Inc.

AMENDMENTS TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS:

Dated: June 11, 1986
Recorded: June 30, 1986
Auditor's No.: 8606300021
Executed By: Lands-West, Inc

AMENDMENT TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS:

Dated: June 10, 1987
Recorded: June 12, 1987
Auditor's No.: 8706120018
Executed By: Lands-West, Inc.

AMENDMENT TO DECLARATION OF PROTECTIVE RESTRICTIONS AND LIMITATIONS:

Dated: September 20, 1996
Recorded: September 24, 1996
Auditor's No.: 9609240021
Executed By: Lands West, Inc.