

**When recorded return to:**  
Mathew Bennett and DeAnn Bennett  
412 S Dunham Ave  
Arlington, WA 98223

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20242630  
Oct 21 2024  
Amount Paid \$709.00  
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.: 620057550

**CHICAGO TITLE**  
620057550

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher Jeffrey Rankin, an unmarried man and Elizabeth Anne Duffy, a married woman who acquired title as Elizabeth Anne Rankin

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Mathew Bennett and DeAnn Bennett, a married couple

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

LOT D-83, LAKE TYEE I, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGES 66 THROUGH 70, 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): P78610 / 4219-004-083-0001

Subject to:

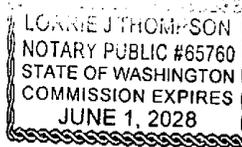
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 18, 2024

[Signature]  
Christopher Jeffrey Rankin

[Signature]  
Elizabeth Anne Duffy



State of Washington

County of SKAGIT

This record was acknowledged before me on October 18, 2024 by Christopher Jeffrey Rankin.

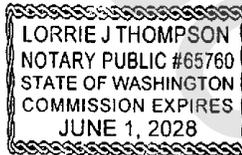
[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028

State of Washington

County of SKAGIT

This record was acknowledged before me on October 18, 2024 by Elizabeth Anne Rankin.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028



**EXHIBIT "A"**  
Exceptions

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Lake Tye I, recorded in Volume 10 of Plats, Pages 66 through 70:

Recording No: 801780

3. 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  
Purpose: Installation, repair, maintenance and operation of any and all kinds  
and manner of utilities placed underground  
Recording Date: September 3, 1974  
Recording No: 806710  
Affects: That portion of each lot within said plat which is within five 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, 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 in the document

Recording Date: June 11, 1974  
Recording No: 802095

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 11, 1975  
Recording No.: 813356

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 18, 1977  
Recording No.: 860761

**EXHIBIT "A"**

Exceptions  
(continued)

Said Amendment was re-recorded on August 3, 1977 under 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

5. Declaration of Charges, Assessments and Liens

Recording Date: June 11, 1974  
Recording No.: 802096

6. Low Flow Mitigation Summary

Recording Date: November 3, 2008  
Recording No.: 200811030130

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

**EXHIBIT "A"**

Exceptions  
(continued)

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. Assessments, if any, levied by Lake Tye Camp Club.
9. City, county or local improvement district assessments, if any.