

When recorded return to:
Tim Platt and Azalea Platt
7430 58th PI NE
Marysville, WA 98270

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250725
Mar 13 2025
Amount Paid \$597.00
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 CO.

620058365

Escrow No.: 620058365

STATUTORY WARRANTY DEED

THE GRANTOR(S) Larry Calder and Wendy Calder, husband and wife

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

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

LOT A-32, "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): P78437 / 4219-001-032-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 10 / 25

Larry Calder
Larry Calder

Wendy Calder
Wendy Calder

State of Washington
County of SKagit

This record was acknowledged before me on March 10, 2025 by Larry Calder and Wendy Calder.

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

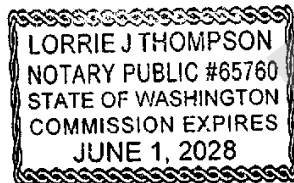


EXHIBIT "A"
Exceptions

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 Lake Tyee I:
- Recording No: 801780
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: Underground utilities
Recording Date: September 3, 1974
Recording No.: 806710
3. Covenants, conditions, restrictions and easements 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 11, 1974
Recording No.: 802095
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: August 3, 1977
Recording No.: 813356
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: July 18, 1977
Recording No.: 860761
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: June 27, 1979
Recording No.: 861973
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: June 27, 1979
Recording No.: 7906270014

EXHIBIT "A"Exceptions
(continued)

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

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. 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."

6. Assessments, if any, levied by Lake Tyee Camp Club.

EXHIBIT "A"

**Exceptions
(continued)**

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