



202503280132

03/28/2025 11:51 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 0873
MAR 28 2025

Amount Paid \$0
Skagit Co. Treasurer
By CC Deputy

AFTER RECORDING MAIL TO:

Eric Landeen, Attorney at Law
P.O. Box 163
Indianola, WA 98342

Filed for Record at Request of Lars T. Froystad

**PERSONAL REPRESENTATIVE DEED
(Bargain and Sale Deed – RCW 64.04.040)**


THE GRANTOR LARS T. FROYSTAD as Administrator of the Estate of GAYETTA L. FROYSTAD, Deceased, whose mailing address is 13769 Spratt Road, Mission BC V2V 4J1, Canada, for and in consideration of the premises and the sum of Ten Dollars (\$10.00) in hand paid, bargains, sells, and conveys the Estate’s entire interest to LARS T. FROYSTAD, as his separate estate, whose mailing address is 13769 Spratt Road, Mission BC V2V 4J1, Canada, in the following described estate, situate in the County of Skagit, State of Washington:

LOT A-80, 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.

SUBJECT TO MATTERS NOTED IN EXHIBIT “A” ATTACHED HERETO
AND BY THIS REFERENCE MADE A PART HEREOF

Tax Parcel No. P78911
Commonly known as: 4691 KLOSH TUPSO TRAIL, CONCRETE, WA 98237

Dated this 27th day of March, 2025

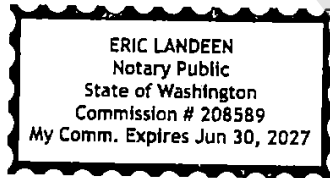


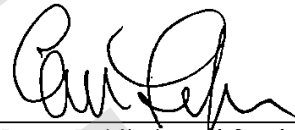
LARS T. FROYSTAD, as Administrator of the Estate
of GAYETTA L. FROYSTAD, Deceased.

STATE OF WASHINGTON)
) ss
COUNTY OF WHATCOM)

On this day personally appeared before me LARS T. FROYSTAD, Administrator of the Estate of GAYETTA L. FROYSTAD, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27th day of March, 2025.





Notary Public in and for the State of
Washington, residing at Indianola
Commission Expires June 30, 2027

EXHIBIT A

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

FOR: THE INSTALLATION, REPAIR, MAINTENANCE AND OPERATION OF ANY AND ALL KINDS AND MANNER OF UTILITIES PLACED UNDERGROUND

RECORDED: JULY 1, 1975

AUDITOR'S NO.: 819947

AFFECTS: THAT PORTION OF EACH LOT WITHIN SAID PLAT WHICH IS WITHIN FIVE FEET (5') OF THE BOUNDARY LINE THEREOF.

B. PROVISIONS CONTAINED IN THE DEDICATION OF SAID PLAT, AS FOLLOWS: ALL ROADS AND TRAILS SHOWN HEREON ARE PRIVATE AND THE COST OF CONSTRUCTION OF SAID ROADS AND TRAILS SHALL BE THE RESPONSIBILITY OF THE PLAT OWNERS, SAID PLAT OWNERS HAVING THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS FOR SAID ROADS AND TRAILS AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND TRAILS OVER AND ACROSS ANY LOT WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE REASONABLE GRADING OF THE ROADS AND TRAILS SHOWN HEREON.

THE OBLIGATION FOR THE COST OF REMOVAL OF SNOW FROM, AND THE MAINTAINING OF ALL PRIVATE ROADS AND TRAILS WITHIN THE PLAT, WILL BE THE RESPONSIBILITY OF THE PLAT OWNERS.

IF THE PLAT OWNERS PETITION THE SKAGIT COUNTY COMMISSIONERS TO INCLUDE THE PRIVATE ROADS HEREIN, IN THE COUNTY ROAD SYSTEM, IT IS UNDERSTOOD THAT SAID PLAT OWNERS SHALL FULLY DEVELOP THE ROAD SYSTEM TO THE ROAD STANDARDS OF SKAGIT COUNTY, AND ALL CONSTRUCTION SHALL BE FREE OF LIENS, COSTS AND OTHER OBLIGATIONS. ACCEPTANCE OF THE ROADS SHALL BE AT THE EXCLUSIVE OPTION OF THE SKAGIT COUNTY COMMISSIONERS.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC OR PRIVATE ROAD RIGHT OF WAY, OR TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT, SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED.

DECLARATION DATED: JUNE 16, 1975

RECORDED: JULY 1, 1975

Personal Representative Deed

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AUDITOR'S NO.: 819948
EXECUTED BY: LANDS-WEST, INC., A WASHINGTON CORPORATION
SAID DECLARATION OF RESTRICTIONS AMENDED BY INSTRUMENTS
RECORDED AUGUST 3, 1977 AND JUNE 27, 1979 UNDER AUDITOR'S FILE NOS.
861973 AND 7906270014 RESPECTIVELY.

D. LIEN OF ANY UNPAID ASSESSMENT AND/OR OTHER CHARGES AND
PENALTIES LEVIED BY THE LAKE TYEE CAMP CLUB, AS PROVIDED BY
INSTRUMENT

RECORDED: JULY 1, 1975

AUDITOR'S NO.: 819946

E. 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 UNDER AUDITOR'S FILE NO. 823163.