

When recorded return to:
Rosemary K. Kohler
3211 64th Ln SW
Tumwater, WA 98512

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251072
Apr 11 2025
Amount Paid \$933.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Chicago Title
620058700

Escrow No.: 245470054

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark E. Frye and Julie A. James, a married couple
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 Rosemary K. Kohler, an unmarried person and William F. Horst,
III, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT D-46, 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.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P79101, 4229-004-046-0005

Subject to:

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a
document:
Granted to: present and future owners
Purpose: utilities placed underground, including but not limited to electrical service and
drainage
sewers, lines and ditches
Recording Date: June 1, 1975

STATUTORY WARRANTY DEED

(continued)

Recording No.: 819947
Affects: as described in said instrument

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Utilities
Recording No.: 806710
Affects: As described

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 Plat of Lake Tyee Div. II, recorded in Volume 11 of Plats, Pages 15 through 24:

Recording No: 819944

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 16, 1975
Recording No.: 819946

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 Tyee Camp Club
Recording Date: July 1, 1975
Recording No.: 819946
Amended by instrument:
Recording Date: March 6, 1996
Recording No.: 9603060005

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Scott Paper Company
Purpose: ingress and egress
Recording Date: September 8, 1975
Recording No.: 823163
Affects: as described in said instrument

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,

STATUTORY WARRANTY DEED

(continued)

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.: 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

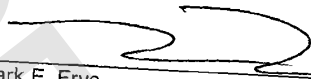
The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"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."

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 9, 2025

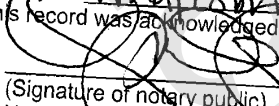


Mark E. Frye



Julie A. James

State of Washington
County of Whatcom
This record was acknowledged before me on 04/09/25 by Mark E. Frye and Julie A. James.



(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 08.29.2028

