

When recorded return to:
Melissa Kruzick
21524 87A Ave Langley, BC
V1M 2E4 Canada

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252013
Jun 27 2025
Amount Paid \$293.00
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.: 620059498

CHICAGO TITLE CO.
Le20059498

STATUTORY WARRANTY DEED

THE GRANTOR(S) Darrell D Schmidt, an unmarried person, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Melissa Kruzick, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT B-82, LAKE TYEE DIVISION NO. 3, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS,
PAGES 68 THROUGH 74, 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): P79967/4357-002-082-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: ~~June 26, 2025~~ 6-27-25

Darell D Schmidt
Darell D Schmidt

State of Washington
County of Skagit
This record was acknowledged before me on 6-27-2025 by Darell D Schmidt.

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

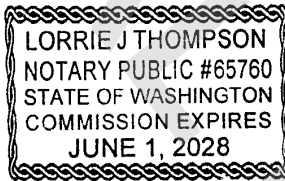


EXHIBIT "A"
Exceptions

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 the Plat of Lake Tyee Division No. III, recorded in Volume 11 of Plats, pages 68 through 74:

Recording No: 857758

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

Purpose: Installation, repair, maintenance and operation of any and all kinds and manner of utilities placed underground

Recording Date: June 7, 1977

Recording No.: 857760

Affects: Within 5 feet of the boundary line thereof

3. 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, 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 7, 1977

Recording No.: 857761

Modification(s) of said covenants, conditions and restrictions

Recording No.: 861972

Recording No.: 7906270014

Recording No.: 8606300021

Recording No.: 8706120018

Recording No.: 9603060005

Recording No.: 9609240021

4. 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, Inc., a Washington corporation

Recording Date: June 7, 1977

Recording No.: 857759

EXHIBIT "A"Exceptions
(continued)

5. 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 Recording No: 823163, records of Skagit County, Washington.
6. 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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.