

**When recorded return to:**  
Royheath Mishra and Nilambari Dhimar  
4375 Salish Trail  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20252363  
Jul 24 2025  
Amount Paid \$1085.00  
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  
620059591

Escrow No.: 620059591

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kerry A Schmidt and Jackie L Schmidt, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Royheath Mishra and Nilambari Dhimar, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT A-38, "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): P78443 / 4219-001-038-0003

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: 07-17-2025

Kerry A. Schmidt  
Kerry A. Schmidt

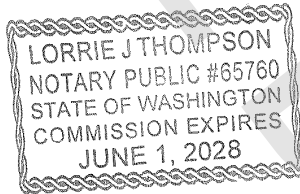
Jackie L. Schmidt  
Jackie L. Schmidt

State of Washington

County of Skagit

This record was acknowledged before me on July 17, 2025 by Kerry A Schmidt and Jackie L Schmidt.

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. Declaration of Charges, assessments and liens:

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

Amendment to Declaration of Charges, Assessments and liens:

By: Lands-West, Inc., and Robert S. Rogers and Gloria D. Rogers dba Lake Tyee Company  
 Dated: December 4, 1995  
 Recorded: March 16, 1996  
 Recording No.: 9603060005

## 2. 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 in plat  
 Purpose: Utilities  
 Recording Date: September 3, 1974  
 Recording No.: 806710  
 Affects: a portion of said premises

## 3. 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

## 4. 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

**EXHIBIT "A"**Exceptions  
(continued)

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 3, 1977  
Recording No.: 861973

Said instrument is a re-recording of instrument recorded under Recording Number 860761

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 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. Regulatory Notice/Agreement that may include covenants, conditions and restrictions affecting the subject property:

Recording Date: January 29, 2014  
Recording No.: 201401290033

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

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:

**EXHIBIT "A"**Exceptions  
(continued)

"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."

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