

When recorded return to:

Robert C. Bevan
45973 Albert St
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252567

Aug 11 2025

Amount Paid \$404.99
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
620057717

Escrow No.: 620057717

STATUTORY WARRANTY DEED

THE GRANTOR(S) David Alexander, an unmarried person, as a 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 Robert C. Bevan, an unmarried person

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

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

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

LT D-21, LAKE TYEE II

Tax Parcel Number(s): P79076 / 4229-004-021-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 8/8/2025

Signed by David Alexander EXP-Decreases: 2025-08-08 12:10:17 EDT
David Alexander
6027871.31310810.29038801

State of Washington

County of Snohomish

This record was acknowledged before me on 08/08/2025 by David Alexander.

Signed by Taylor K. Samuel EXP-Decreases: 2025-08-08 12:13:26 EDT
Taylor K. Samuel
6027871.31310810.2927704

(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 10/23/2027

TAYLOR K. SAMUEL
Notary Public
State of Washington
Commission No. 23035522
My Commission Expires Oct 23, 2027

Notarial Act Performed by Audio visual communication

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P79076 / 4229-004-021-0004

THAT PORTION OF THE COMMON AREA AND OF LOT D-21, LAKE TYEE DIVISION NO. II, AS RECORDED IN VOLUME 11 OF PLATS, PAGES 15 TO 24, INCLUSIVE, UNDER AUDITOR'S FILE NO. 819944, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED CIRCLE:

A 25 FOOT RADIUS CIRCLE LOT, THE CENTER OF WHICH ORIGINALLY BEING DESCRIBED UPON THE FACE OF THE PLAT AS THE FOLLOWING NORTH AND EAST PLAT COORDINATES: N 2623.86 AND E 9616.90, HAS BEEN RELOCATED TO NORTH 79°46'35" EAST, A DISTANCE OF 20.06 FEET TO THE FOLLOWING NORTH AND EAST PLAT COORDINATES: N 2627.42 AND E 9636.64 PER THE CONDITIONS OF BOUNDARY LINE AGREEMENT.

(ALSO KNOWN AS BEING A PORTION OF BOUNDARY LINE AGREEMENT RECORDED UNDER RECORDING NUMBER 202308220025 AND SURVEY RECORDED UNDER RECORDING NUMBER 202309010017.)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: Utilities
Recording No.: 806710
Affects: Portion of said premises and other property

2. 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:

Recording No: 819944

3. 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

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 16, 1975
Recording No.: 819946

5. Liens and charges as set forth in the above mentioned declaration,

Payable to: Lake Tyee Camp Club

6. 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

EXHIBIT "B"

Exceptions
(continued)

Recording Date: June 16, 1975
Recording No.: 819947
Affects: as described in said instrument

7. 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 16, 1975
Recording No.: 819948

Modification(s) of said covenants, conditions and restrictions

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

and Re-recorded under Recording No. 860761

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

EXHIBIT "B"

Exceptions
(continued)

8. Liens and charges as set forth in the above mentioned declaration,
Payable to: Lake Tyee, Inc.
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission line
As disclosed by: Metzger Map of Skagit County
10. 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 Boundary Line Agreement and the terms and conditions thereof: :
Recording No: 202308220025
11. 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 Survey:
Recording No: 202309010017
12. 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.

EXHIBIT "B"
Exceptions
(continued)

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."

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

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 14, 2025
between Robert C Bevan ("Buyer")
Buyer
and David Alexander ("Seller")
Seller
concerning 45297 Kamooks Trl 2D-21 Concrete WA 98237 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication
Robert C Bevan 05/15/2025
Buyer Date

Authentication
David Alexander 11/14/2024
Seller Date

Buyer Date

Seller Date