

When recorded return to:
Darius Kalvaitis and Elizabeth Heffernan
1532 Fay St
Samoa, CA 95564

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253291
Oct 08 2025
Amount Paid \$1253.00
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
620059017

Escrow No.: 620059017

STATUTORY WARRANTY DEED

THE GRANTOR(S) Leonard Alexander Marshall and Donna Marshall, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Darius Kalvaitis and Elizabeth Heffernan, a married couple

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 C-42, LAKE TYEE DIV. II

Tax Parcel Number(s): P79000/4229-003-042-0001 (IOP), P109621/4356-000-900-0000 (IOP)

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 13, 2025

Leonard Marshall
Leonard Marshall

Donna Marshall
Donna Marshall

State of Washington

County of Skagit

This record was acknowledged before me on August 13, 2025 by Leonard Marshall and Donna Marshall.

Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P79000/4229-003-042-0001 (IOP) and P109621/4356-000-900-0000 (IOP)

THAT PORTION OF THE COMMON AREA AND OF LOT C-42, "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 3165.97 AND E 7050.35, HAS BEEN RELOCATED N 88°28'35" E A DISTANCE OF 17.30 FEET TO THE FOLLOWING NORTH AND EAST PLAT COORDINATES; N 3166.43 AND E 7067.65 PER THE CONDITIONS OF THIS BOUNDARY LINE AGREEMENT

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Recording No.: 819944, records of Skagit County, Washington

2. 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, records of Skagit County, Washington

3. 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: June 16, 1975

Recording No.: 819946, records of Skagit County, Washington

4. 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

Said document is a re-recording of Recording No. 860761.

EXHIBIT "B"

Exceptions
(continued)

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

5. 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 16, 1975
Recording No.: 819947, records of Skagit County, Washington
Affects: as described in said instrument

6. 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, records of Skagit County, Washington
Affects: as described in said instrument

7. Boundary Line Agreement and the terms and conditions thereof:

EXHIBIT "B"Exceptions
(continued)

Recording Date: October 1, 2025
Recording No.: 202510010029

8. 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 Record of Survey:

Recording No: 202510010030

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

10. 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."

11. Assessments, if any, levied by Lake Tyee Camp Club.
12. City, county or local improvement district assessments, if any.