

When recorded return to:

Rachel Helmer
6283 North Green Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253666

Nov 10 2025

Amount Paid \$509.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-24881-TB

THE GRANTOR(S) **Jennifer Hanlon, who acquired title as Jennifer Wigginton, an unmarried person**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Rachel Helmer, an unmarried person**

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

Lot A-40, LAKE TYEE I, as per plat recorded in Volume 10 of Plats, pages 66 through 70, inclusive, records of Skagit County, Washington.

Abbreviated legal description: Property I:

Lot A-40, LAKE TYEE I

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P78445/4219-001-040-0009

Statutory Warranty Deed
LPB 10-05

Order No.: 25-24881-TB

Page 1 of 5

Dated: 11-7-25

Jennifer Hanlon
Jennifer Hanlon

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 7 day of November, 2025, by Jennifer Hanlon.

Signature

Title

My commission expires:

Peggy A. Land
Notary

June 16, 2029

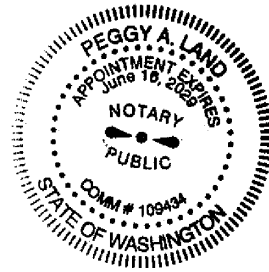


EXHIBIT A

25-24881-TB

9. DECLARATION OF CHARGES, ASSESSMENTS AND LIENS:

Dated:
June 11, 1974
Recorded:
June 11, 1974
Auditor's 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
Auditor's File No.:
9603060005

10. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE STATES
HEREIN, AND INCIDENTAL PURPOSES, AS DISCLOSED IN INSTRUMENT HEREIN SET FORTH:

For:
Utilities
In Favor Of:
Present and future owners in Plat
Disclosed In:
Instrument recorded September 3, 1974 under Auditor's File No. 806710
Affects:
That portion of each lot within said Plat which is within 5 feet of the boundary line thereof

11. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS,
FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS
AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT
PLAT/SURVEY:

Name:
Lake Tyee I
Recorded:
June 4, 1974
Auditor's No.:
801780

12. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF
PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR,
RELIGION OR NATIONAL ORIGIN.

Declaration Dated:
June 11, 1974

Statutory Warranty Deed
LPB 10-05

Order No.: 25-24881-TB

Page 3 of 5

Recorded:
June 11, 1974
Auditor's No.:
802095
Executed By:
Lands-West, Inc., a Washington Corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Amendment Dated:
February 7, 1975
Recorded:
February 11, 1975
Auditor's No.:
813356
Executed By:
Lands-West, Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Amendment Dated:
July 9, 1977
Recorded:
August 3, 1977
Auditor's No.:
861973
Executed By:
Lands-West, Inc.

Said Instrument is a re-recording of instrument recorded under Auditor's File No. 860761.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Amendment Dated:
June 25, 1979
Recorded:
July 27, 1979
Auditor's No.:
7906270014
Executed By:
Lands-West, Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Amendment Dated:
June 25, 1986
Recorded:
June 30, 1986
Auditor's No.:
8606300021
Executed By:
Lands-West Inc., and Robert S. Rogers and Gloria D. Rogers, husband and wife

Statutory Warranty Deed
LPB 10-05

Order No.: 25-24881-TB

Page 4 of 5

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Amendment Dated:
June 10, 1987
Recorded:
June 12, 1987
Auditor's No.:
8706120018
Executed By:
Robert S. Rogers and Gloria D. Rogers, husband and wife

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Amendment Dated:
September 20, 1996
Recorded:
September 24, 1996
Auditor's No.:
9609240021
Executed By:
Lands-West, Inc., and Robert S. Rogers and Gloria D. Rogers dba Lake Tyee Company

13. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:
Puget Sound Power & Light Company
Purpose: Electric transmission line
Disclosed In:
Metzger Map of Skagit County
Area Affected:
Exact width and location is not disclosed on the record.

14. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: January 29, 2014
Auditor's No.: 201401290033
Regarding: Mitigation Summary

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown. (Affects common area of plat)

End of Exhibit A

Statutory Warranty Deed
LPB 10-05

Order No.: 25-24881-TB

Page 5 of 5