

When recorded return to:  
Gary Gandy  
7460 Hwy 9  
Sedro Woolley, WA 98284



201804250063

Skagit County Auditor \$76.00  
4/25/2018 Page 1 of 3 2:07PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034302

**CHICAGO TITLE**  
**620034302**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Lora T. Dear, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Gary Gandy, a married person as his separate property

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

Lot D-10, "Lake Tyee, Division No. II," as per plat recorded in Volume 11 of plats, pages 15 through 24, 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): P79065 / 4229-004-010-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20181676  
APR 25 2018

Amount Paid \$1429.<sup>00</sup>  
Skagit Co. Treasurer  
By *Jdm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 18, 2018


  
\_\_\_\_\_  
Lora T. Dear

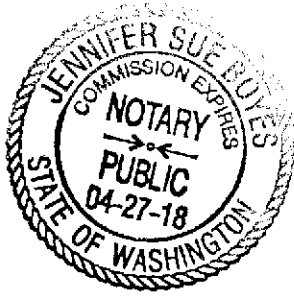
State of Washington  
County of Pierce

I certify that I know or have satisfactory evidence that

Lora T. Dear  
\_\_\_\_\_  
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 04-18-18

  
Name: Jennifer Sue Boyes  
Notary Public in and for the State of WA  
Residing at: King County  
My appointment expires: 04-27-18



**EXHIBIT "A"**  
**Exceptions**

1. Easement, including the terms, covenants and provisions thereof, as disclosed by instrument  
Recorded: July 1, 1975  
Auditor's No.: 819947, records of Skagit County, WA  
In favor of: Utilities and services  
Affects: 5 feet within boundary of each lot
  
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 DIVISION NO. 2:  
  
Recording No: 819944
  
3. 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  
Auditor's No.: 823163, records of Skagit County, WA
  
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: July 1, 1975  
Recording No.: 819948
  
5. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise), disclosed by instrument  
Recorded: July 1, 1975  
Auditor's No.: 819946, records of Skagit County, WA  
Imposed by: Lake Tyee Camp Club  
  
AMENDED by instrument  
Recorded: March 6, 1996  
Auditor's No.: 9603060005, records of Skagit County, WA
  
6. City, county or local improvement district assessments, if any.
  
7. Assessments, if any, levied by Lake Tyee Camp Club.