

**When recorded return to:**

Ronald L Garvais  
3325 N 148th Ct #3108  
Omaha, NE 68116

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20241876

Aug 23 2024

Amount Paid \$397.00  
Skagit County Treasurer  
By Shannon Burrow Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620057017

Escrow No.: 620057017

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Robert W. Campbell and Mairi Campbell, 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 Ronald L Garvais, an unmarried person and Sequyah Juri Dena  
Garvais, an unmarried person

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

LOT B-22, "LAKE TYEE DIVISION NO. III," AS PER PLAT RECORDED IN VOLUME 11 OF  
PLATS, PAGES 68 THROUGH 74, INCLUSIVE, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

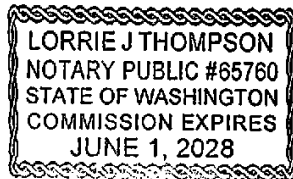
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P79907 / 4357-002-022-0001

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: 8/23/24Robert W. Campbell  
Robert W. CampbellMairi Campbell  
Mairi CampbellState of WASHINGTONCounty of SKAGITThis record was acknowledged before me on August 23, 2024 by Robert W. Campbell and Mairi Campbell.Lorrie J Thompson  
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

**EXHIBIT "A"**  
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 the Plat of Lake Tyee Division No. III, recorded in Volume 11 of Plats, Pages 68 through 74:

Recording No: 857758

2. 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 7, 1977

Recording No.: 857759

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Installation, repair, maintenance and operation of any and all kinds and manner of utilities placed underground

Recording Date: June 7, 1977

Recording No.: 857760

Affects: Within 5 feet of the boundary line thereof

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 7, 1977

Recording No.: 857761

Modification(s) of said covenants, conditions and restrictions

Recording No.: 861972

Recording No.: 7906270014

Recording No.: 8606300021

Recording No.: 8706120018

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No.: 9603060005  
Recording No.: 9609240021

5. 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."

6. City, county or local improvement district assessments, if any.
7. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.