



199909220049

Kathy Hill, Skagit County Auditor

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AFTER RECORDING MAIL TO:
Thomas S. Wallace
1029 Summit Ave E #16
Seattle, WA 98102

Filed for Record at Request of
Continental Escrow Company
Escrow Number: V30126-99

LAND TITLE COMPANY OF SKAGIT COUNTY Statutory Warranty Deed

P91127

Grantor(s): THE WALLACE FAMILY TRUST, U/A DATED SEPTEMBER 11, 1997, RODGER A. WALLACE AND CONNIE L. WALLACE, TRUSTEES

Grantee(s): Thomas S. Wallace

Abbreviated Legal:

LOT 8, BAY HILL VILLAGE DIV. NO. 1

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 4551-000-008-0007

THE GRANTOR, THE WALLACE FAMILY TRUST, U/A DATED SEPTEMBER 11, 1997, RODGER A. WALLACE AND CONNIE L. WALLACE, TRUSTEES, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thomas S. Wallace, an unmarried individual, the following described real estate, situated in the County of Skagit, State of Washington:

LOT 8, "PLAT OF BAY HILL VILLAGE DIVISION 1", AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGES 166 AND 167, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO: SCHEDULE B-1 ATTACHED HERETO AND MADE A PART HEREOF

Dated: September 16, 1999

SKAGIT COUNTY WASHINGTON

Real Estate Excise Tax

PAID 31594

SEP 22 1999

THE WALLACE FAMILY TRUST, U/A DATED SEPTEMBER 11, 1997, RODGER A. WALLACE AND CONNIE L. WALLACE, TRUSTEES

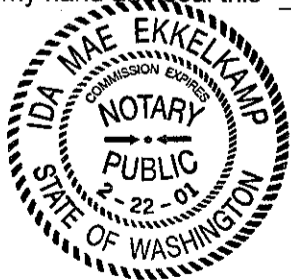
Amount Paid \$ 2,601.00
Skagit County Treasurer
By: Deputy

By: Rodger A. Wallace - Trustee

By: Connie L. Wallace Trustee

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Rodger A. and Connie L. Wallace is/are the individual(s) who appeared before me, and said individual(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledge it as the Trustees of The Wallace Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.
Given under my hand and seal this 16th day of September, 1999.



Ida Mae Eckelkamp
Ida Mae Eckelkamp
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires 2/22/2001

Schedule "B-1"

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EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit
County
Purpose: Pipeline
Area Affected: The East 16.5 feet of the plat (Tracts A,
1-11)
Recorded: June 14, 1962
Auditor's No.: 622797

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Purpose: Right to construct, operate, maintain,
repair, replace and enlarge one or more
electric transmission and/or distribution
lines over and/or under the right of way
Area Affected: A strip of land the exact width of which is
not disclosed on the record, the centerline
of which is described as follows:
Beginning at a point 4 feet West of the
Southeast corner of Government Lot 2 on the
South line thereof; thence North parallel
to the East line of said Lot 2 to the North
line thereof.
Dated: November 23, 1935
Recorded: March 6, 1936
Auditor's No.: 276866, Volume 169 of Deeds, page 80

Said easement among other things contains provisions against blasting
within 300 feet of said easement.

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Purpose: Right to enter said premises to operate,
maintain, and repair underground electric
transmission and/or distribution system,
together with the right to remove brush,
trees and landscaping which may constitute
a danger to said lines
Area Affected: Exterior 10 feet parallel with and
adjoining street frontage of all lots in
said plat
Recorded: July 17, 1990
Auditor's No.: 9007170071

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Schedule "B-1"

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EXCEPTIONS CONTINUED:

D. Provisions set forth in the dedication of said plat, as follows:

Know all men by these presents that Paul E. Nolan and Margaret A. Nolan, husband and wife, Cascade West Properties, Inc., and First Interstate Bank of Washington, do hereby declare this plat and dedicate to the public forever all road and ways, except private and corporate roads, shown hereon with the rights to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of roads and ways shown hereon. Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owner.

E. Easement provisions contained on the face of the plat, as follows:

An easement is hereby reserved for and granted to Puget Sound Power and Light Company, Contel Telephone Company, T.C.I. Cable Television, Cascade Natural Gas Corp., Skagit County Public Utility District No. 1, and their respective successors and assigns under and upon the exterior ten (10) feet parallel and adjacent to the street frontage of all Lots in which to install, lay, construct, renew, operate and maintain underground conduits cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water, and cablevision service, together with the right to enter upon the lots all times for the purpose stated.

F. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID PLAT:

Plat: Bay Hill Village Division 1
As Follows:

1. All lots in this plat are subject to aircraft overflight from the Skagit Regional Airport.
2. A 16.5 foot road right of way per Auditor's File No. 41595; it is the intent of the developer to extinguish this road right of way within the boundaries of this plat.
3. 16.5 foot ingress, egress and pipeline right of way to P.u.D. No. 1, (Auditor's File No. 622797 runs to the South line of the North ½ of Government Lot 2, Easement is extended to the tank site by this plat.)
4. Tract A to be deeded to Skagit County for detention pond.

Minimum setback requirements as delineated on the face of said plat.

- Continued -

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Schedule "B-1"

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EXCEPTIONS CONTINUED:

G. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose: Water
Affects: The East 15 feet of Lot 50, West 5 feet of Lot 51, South 15 feet of Lot 9 and North 5 feet of Lot 10.

H. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND PROVISIONS FOR LEVY OF ASSESSMENTS AND THE TERMS AND CONDITIONS THEREOF:

Recorded: March 8, 1991
Auditor's File No.: 9103080026
Executed By: Paul E. Nolan, et ux, et al

Said covenants have been amended by instrument recorded December 16, 1993, under Auditor's File No. 9312160009.

I. Terms, conditions and provisions of the By-Laws for Bay Hill Village as disclosed by Covenants filed under Auditor's File No. 9103080026.



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