



200010130061

, Skagit County Auditor

10/13/2000 Page 1 of 4 11:55:21AM

## RETURN TO:

Peoples Bank  
4183 Meridian Street, 2nd Floor  
Bellingham, WA 98226

ASSESSOR'S PARCEL OR ACCOUNT NUMBER: 340302 2 011 0700  
LOAN NUMBER: 5019403-401 4618-000-022-0001

## STATUTORY WARRANTY DEED

ISLAND TITLE CO. B16803 ✓

THE GRANTOR Brian L Cooper and Debbie Espinosa Cooper, Husband and Wife

for and in consideration of Ten Dollars & other valuable consideration  
in hand paid, conveys and warrants to David A. Stubben, An Unmarried Individual and Kristen J. Miller,  
An Unmarried Individual, each as to an undivided one-half interest.

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

PARCEL A: LOT 22, PLAT OF BAY HILL VILLAGE DIV. II, ACCORDING TO THE  
PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 125 AND 126, RECORDS  
OF SKAGIT COUNTY, WASHINGTON. PARCEL B: THE NORTH 80 FEET OF  
THE SOUTH 399.20 FEET OF THE EAST 16 FEET OF GOVERNMENT LOT 3, SECTION  
2, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, LYING  
DIRECTLY WEST OF LAND ADJACENT TO THE WEST LINE OF LOT 22, PLAT OF  
BAY HILL VILLAGE DIV. II, ACCORDING TO THE PLAT THEREOF RECORDED IN  
VOLUME 15 OF PLATS, PAGES 125 AND 126, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
ALL SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: SPECIAL EXCEPTIONS AS DISCLOSED IN EXHIBIT "A" AS HERETO  
ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF

Dated 09/29/00

37733  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

Seller

OCT 13 2000

Seller Brian L Cooper

Amount Paid \$ 3,059.23  
By Skagit Co. Treasurer  
DC Deputy

Seller

Seller Debbie Espinosa Cooper

STATE OF Washington

Skagit

County ss:

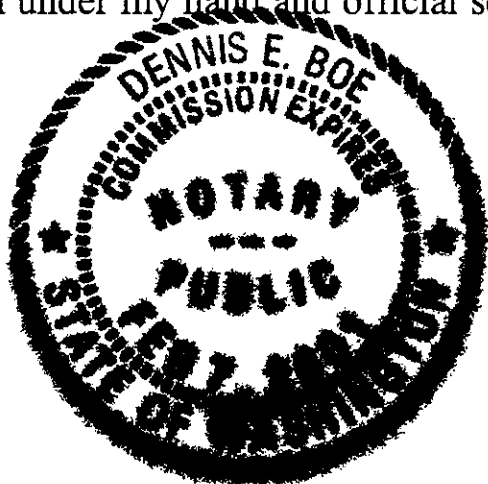
On this day personally appeared before me Brian L Cooper and Debbie Espinosa Cooper

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and  
acknowledged that they signed the same as their free and voluntary act and deed,  
for the uses and purposes therein mentioned.

Given under my hand and official seal this

11th day of October, 2000

DENNIS E. BOE



Notary Public in and for the State of Washington,  
residing at Mount Vernon

My appointment expires: Feb. 07, 2001

**EXHIBIT "A"**

**SPECIAL EXCEPTIONS**

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: October 4, 1920  
Auditor's No.: 41595, records of Skagit County, Washington  
For: A right-of-way for a private road

The legal description contained in said easement is not sufficient to determine its exact location within said premises.

2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: September 28, 1954  
Auditor's No.: 507233, records of Skagit County, Washington  
For: Pipeline

The legal description contained in said easement is not sufficient to determine its exact location within said premises.

3. Easement contained in Dedication of said plat;  
For: All necessary slopes for cuts and fills and continued drainage of roads  
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

4. Easement provisions contained on the face of said 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 10 feet parallel with 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 at all times for the purposes stated.

5. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: July 17, 1990  
Auditor's No.: 9007170071, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: The exterior 10 feet, parallel with and adjoining the street frontage, of all lots of Bay Hill Village Div. II

6. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: July 27, 1993  
Auditor's No.: 9307270053, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: A strip of land 10 feet in width across all lots of Bay Hill Village being parallel with and coincident with the boundaries of all streets

7. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: June 14, 1968  
Auditor's No.: 714476, records of Skagit County, Washington  
In favor of: Trans Mountain Oil Pipe Line Corp.  
For: Construction, operation and maintenance of pipeline  
Affects: The West 50 feet of Government Lot 2



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EXHIBIT "A" CONTINUED

8. Easement delineated on the face of said plat;  
For: Public Utility District  
Affects: The South 5 feet of said premises
9. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: May 26, 1943  
Auditor's No.: 362613, records of Skagit County, Washington  
In favor of: Walter W. Ebeling and Marion S. Ebeling, husband and wife  
For: Right-of-way for a private road  
Affects: Parcel B
10. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: February 14, 1955  
Auditor's No.: 513131, records of Skagit County, Washington  
In favor of: Transmountain Oil Pipe Line Corporation  
For: Pipelines  
Affects: Parcel B

**Note:** Exact location and extent of easement is undisclosed of record.

11. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: February 6, 1964  
Auditor's No.: 647334, records of Skagit County, Washington  
In favor of: Olympic Pipe Line Company  
For: Ingress, egress and pipelines  
Affects: Parcel B

**Note:** Exact location and extent of easement is undisclosed of record.

12. Stipulation contained in instrument;  
Recorded: September 1, 1908  
Auditor's No.: Volume 68 of Deeds, page 439, records of Skagit County, Washington  
Executed by: E.F. Moore and Jane Moore, husband and wife  
As follows: It is understood that the land is to be used for road purposes  
Affects: Parcel B

13. Notes on the face of said plat, as follows:

All lots in this plat are subject to aircraft overflight from the Skagit Regional Airport.

14. Note in the dedication of said plat, as follows:

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 re-routing shall be done by and at the expense of such owner.



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EXHIBIT "A" CONTINUED

15. Minimum setback requirements as set forth on the face of said plat: Eight feet on interior lot side lines; 25 feet on the rear of lots; 35 feet on street right-of-way (25 feet on minor access and dead end streets); maximum lot coverage by structures 35%.
16. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
- Recorded: March 8, 1991  
Auditor's No.: 9103080026, records of Skagit County, Washington  
Executed By: Division 2 Associates

AMENDED by instrument:

Recorded: December 16, 1993  
Auditor's No.: 9312160009, records of Skagit County, Washington

17. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
- Recorded: March 8, 1991  
Auditor's No.: 9103080026, records of Skagit County, Washington  
Imposed By: Division 2 Associates



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