

AFTER RECORDING MAIL TO:
William D. Reinard
12147 Bayhill Drive
Burlington, WA 98233



200209130117
Skagit County Auditor

9/13/2002 Page 1 of 3 11:40AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-102276-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Leslie C. Christensen
Grantee(s): William D. Reinard
Abbreviated Legal: Lot 15, BAY HILL VILLAGE DIVISION 1, PLAT OF, records of
Skagit County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4551-000-015-0004/P95846

THE GRANTOR LESLIE C. CHRISTENSEN, individually and LESLIE C. CHRISTENSEN and GERALD W. CHRISTENSEN, as Co-Personal Representatives of the Estate of Edna M. Christensen, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to WILLIAM D. REINARD, a single person the following described real estate, situated in the County of Skagit, State of Washington: Lot 15, "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 thereof.

Dated this 11th day of September, 2002

By Leslie C. Christensen
Leslie C. Christensen

By Leslie C. Christensen
Leslie C. Christensen, Co-Personal Rep.

By Estate of Edna M. Christensen

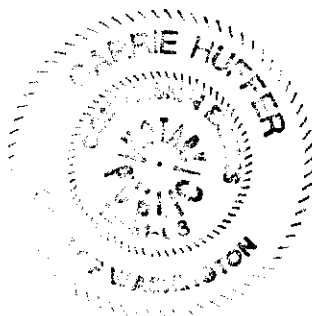
By Gerald W. Christensen
Gerald W. Christensen, Co-Personal Rep.

STATE OF WASHINGTON
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Leslie C. Christensen is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be he free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: September 12th, 2002

Carrie Huffer
Notary Public in and for the State of WASHINGTON
Residing at Burlington
My appointment expires: 12/31/2003



4247
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 13 2002

Amount Paid \$ 4284.00
By Skagit Co. Treasurer Deputy

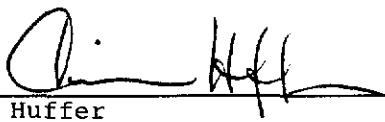
ACKNOWLEDGMENT

ATTACHED TO and made a part
of Statutory Warranty Deed

STATE OF WASHINGTON }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Leslie C. Christensen & Gerald W. Christensen signed this instrument, on oath stated that they authorized to execute the instrument and acknowledged it as the Co-Personal Representatives of Estate of Edna M. Christensen, Deceased to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: September 12th, 2002


Carrie Huffer
Notary Public in and for the State of WASHINGTON
Residing at Burlington
My appointment expires: 12/31/2003



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Schedule "B-1"

P-102276-E

EXCEPTIONS:

A. Dedication contained on the face of the plat, as follows:

Declare this plat and dedicate to the public forever all roads and ways, except private and corporate roads shown hereon with the right 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.

B. 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.

C. Notes contained on the face of the plat, as follows:

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

D. 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.

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: An underground electric transmission and/or distribution system
Area Affected: Easement No. 1: All streets and road right of ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)
Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way
Dated: Not Disclosed
Recorded: July 27, 1993
Auditor's No.: 9307270053



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Skagit County Auditor