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AFTER RECORDING MAIL TO:
Mr. and Mrs. Richard Watkins
1117 East Beachview
Bellingham, WA 98226

200406300090
Skagit County Auditor
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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 81726

FIRST AMERICAN TITLE CO.
81726-E

Statutory Warranty Deed

Grantor(s): Robert C. Hilsinger
Grantee(s): Richard Watkins and Linda Watkins
Assessor's Tax Parcel Number(s): 4618-000-016-0005 P104428

THE GRANTOR Robert C. Hilsinger, as his separate estate, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard Watkins and Linda Watkins, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

Parcel "A":

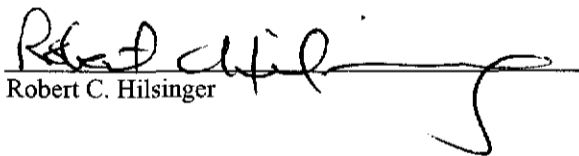
Lot 16, "BAY HILL VILLAGE DIVISION II", as per plat recorded in Volume 15 of Plats, pages 125 and 126, records of Skagit County, Washington.

Parcel "B":


The South 80 feet of the North 587.74 feet of the East 16 feet of Government Lot 3, Section 2, Township 34 North, Range 3 East, W.M., which lies directly West of and adjacent to the West line of Lot 16, "BAY HILL VILLAGE DIVISION II".

SUBJECT TO easements, restrictions and other exceptions described on the attached Schedule "B-1", which by this reference is incorporated herein as though fully set forth.

Dated: June 28, 2004.


Robert C. Hilsinger

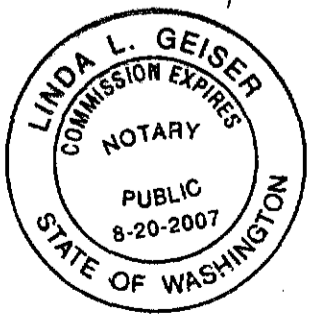
3339
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


JUN 30 2004
4912.80
Amount Paid \$
Skagit Co. Treasurer
By  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Date: 6-29-04




Notary Public in and for the State of Washington
Residing at mt. Vernon
My appointment expires: 8-20-07

SCHEDULE "B-1"

Exceptions:

Paragraphs "A" through "E" affect Parcel "A" only

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: July 17, 1990
Auditor's No: 9007170071
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: Exterior 10 feet parallel with and adjoining street frontage of all lots in said Plat

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: July 13, 1993
Recorded: July 27, 1993
Auditor's No: 9307270053
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one of more electric transmission and/or distribution lines over and/or under the right-of-way
Area Affected: 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

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Recorded: March 8, 1991
Auditor's No: 9103080026
Executed by: Paul E. Nolan and Margaret A. Nolan, husband and wife

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

Declaration Dated: December 15, 1993
Recorded: December 16, 1993
Auditor's No: 9312160009

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



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E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Bay Hill Village Div. II
Recorded: December 20, 1993
Auditor's No: 9312200160
(Copy attached)

Said matters include but are not limited to the following:

1. Know all men by these presents that Paul E. Nolan, Partner, does hereby declare this plat and dedicate to the public forever all roads 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 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.

2. All lots in this Plat are subject to aircraft over flight from the Skagit Regional Airport. Auditor's File No. 8101200036.

3. An easement is hereby reserved for and granted to Puget Sound Power & 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 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 cable vision service, together with the right to enter upon the lots at all times for the purposes stated.

4. Minimum setback requirements as delineated on the face of the Plat.

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation
Dated: January 21, 1955
Recorded: February 14, 1955
Auditor's No.: 513131
Purpose: Oil pipelines
Area Affected: Parcel "B" only



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