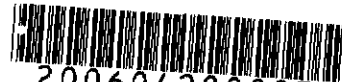


When recorded return to:
David Rowe
16250 Colony Road
Bow, WA 98232



200604200083
Skagit County Auditor

4/20/2006 Page 1 of 3 1:39PM

Recorded at the request of:
First American Title
File Number: b87615

Statutory Warranty Deed

THE GRANTORS Randall Dale Tolf and Erica Lynn Tolf, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David Rowe, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington • W.

FIRST AMERICAN TITLE CO.

B87615E-1

Abbreviated Legal:
Lot 36, "BAY HILL VILLAGE DIV. II"

Tax Parcel Number(s): P104449, 4618-000-036-0005

Lot 36, "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.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated April 5, 2006

Randall Dale Tolf

1863
SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX Erica Lynn Tolf

APR 20 2006

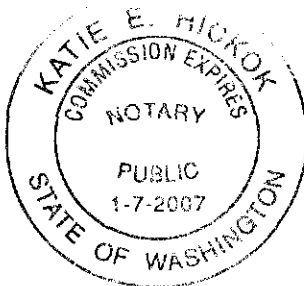
Amount Paid \$ 2408.00
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Randall Dale Tolf and Erica Lynn Tolf, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4-19-06

[Signature]



Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1-7-07

Schedule "B-1"

EXCEPTIONS:

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

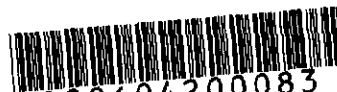
C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

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:

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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Skagit County Auditor

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

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. RESERVATION CONTAINED IN DEED

Executed by: Division 2 Associates, a partnership
Recorded: January 27, 1995
Auditor's No.: 9501270037
As Follows:

Grantors herein grants to Grantees the right to delay building up to ten years from the date herein, provided that the lot is maintained, pursuant to an annual review by the Architectural Control Committee. In the event the lot is not maintained, Grantor will notify Grantee of violation of this agreement and Grantee shall be required to build a home on the property described herein within 24 months from date of notification. Grantee and/or succeeding owner shall submit plans and plot plans to Architectural Control Committee for approval before applying for building permit. If the lot is sold or transferred, the new owner must construct a residence within the 24 month period as set forth in the Covenants of the Plat.



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Skagit County Auditor