



200712030142

Skagit County Auditor

12/3/2007 Page

1 of

3 11:32AM

When recorded return to:

Mr. and Mrs. Denherder
12382 Bayhill Drive
Burlington, WA 98233

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01802-07

Grantor: Brian A. Cypher and Traci L. Cypher
Grantee: Monica J. Denherder and Charles A. Denherder

Tax Parcel Number(s): 4618-000-046-0005/P104459

Lot 46, "PLAT OF BAY HILL DIVISION II"

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

93159-1

THE GRANTORS Brian A. Cypher and Traci L. Cypher, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Monica J. Denherder and Charles A. Denherder, Wife and Husband the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 46, "PLAT OF BAY HILL DIVISION II"

Tax Parcel Number(s): 4618-000-046-0005/P104459

Lot 46, "PLAT OF BAY HILL VILLAGE DIVISION II," according to the plat thereof recorded in Volume 15 of Plats, Pages 125 and 126, records of Skagit County, Washington.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED

Dated November 28, 2007

Brian A. Cypher

Traci L. Cypher

5486
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 03 2007

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 6235.00
By mdm Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Brian A. Cypher and Traci L. Cypher

are the person who appeared before me, and said person are acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the uses
and purposes mentioned in this instrument.

Dated: 11/30/07

Shanna Gipe

Notary Public in and for the State of WashingtonResiding at: EverettMy appointment expires: 1/29/2010

EXHIBIT "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

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

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

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

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.



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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.

5. Easement as delineated and/or dedicated on the face of the Plat.



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