



200905290130  
Skagit County Auditor

5/29/2009 Page 1 of 3 3:48PM

When recorded return to:

Mr. and Mrs. Jenkins S. Dossen  
12275 Bayhill Drive  
Burlington, WA 98233

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number: 97271

# Statutory Warranty Deed

47271-2

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Renae Y. Bluhm, as her separate estate, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jenkins S. Dossen and Sara D. Dossen, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 2, Township 34, Range 3; Ptn. Gov. Lot 3

Tax Parcel Number(s): P104430, 4618-000-018-0007, P108046, 340302-2-011-0300

PARCEL "A":

Lot 18, "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.

PARCEL "B":

The North 80 feet of the South 719.20 feet of the East 16 feet of Government Lot 3, Section 2, Township 34 North, Range 3 East, W.M., lying directly West of and adjacent to the West line of Lot 18, "PLAT OF BAY HILL VILLAGE DIVISION II".

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

Dated 5-12-09

Renae Y. Bluhm  
Renae Y. Bluhm

1539  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

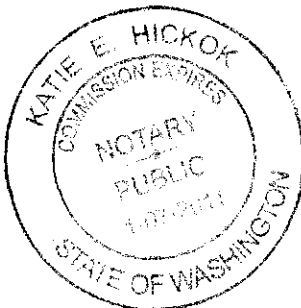
MAY 29 2009

Amount Paid \$ 5879.00  
Skagit Co. Treasurer  
By nam Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Renae Y. Bluhm, 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: 5-28-09



Katie E. Hickok  
Notary Public in and for the State of Washington  
Residing at Mt Vernon  
My appointment expires: 1/07/2011

## Exhibit A

### 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 or 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 and June 7, 2008  
Recorded: December 16, 1993 and October 13, 2008  
Auditor's Nos: 9312160009 and 200810130118

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

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.

5. Easement for utilities affecting the Easterly 5 feet of Lot 42, and the Westerly 15 feet of Lot 43.

6. Easement for PUD affecting the South 5 feet of Lot 22, and the North 15 feet of Lot 23.

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation  
Dated: August 10, 1954  
Recorded: September 16, 1954  
Auditor's No.: 506566  
Purpose: Oil pipelines  
Area Affected: A portion of Parcel "B"

G. 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: A portion of Parcel "B"



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