



200907270133

Skagit County Auditor

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When recorded return to:

Julia May Paul
12147 Bayhill Drive
Burlington, WA 98233

Recorded at the request of:

File Number: 97674

Statutory Warranty Deed

97674.2

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS William Mol, Jr., as his separate estate and Paige L. Logsdon, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Julia Mae Paul, a single individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 15, "PLAT OF BAY HILL VILLAGE DIVISION NO. 1"

Tax Parcel Number(s): P95846, 4551-000-015-0004

Lot 15, "PLAT OF BAY HILL VILLAGE DIVISION NO. 1", as per plat recorded in Volume 14 of Plats, pages 166 and 167, records of Skagit County, Washington.

SUBJECT TO: Exceptions attached hereto and made a part thereof

Dated

7-24-09

William Mol, Jr.

Paige L. Logsdon

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 27 2009

STATE OF Washington
COUNTY OF Skagit } SS:

Amount Paid \$ 8031.02
By NT Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that William Mol, Jr. and Paige L. Logsdon, 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:

1-7-11



Katie 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: Public Utility District No. 1 of Skagit County
Recorded: June 14, 1962
Auditor's No.: 622797
Purpose: Pipeline
Area Affected: The East 16.5 feet of the plat. (Tracts A, 1 - 11)

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation
Recorded: September 28, 1954
Auditor's No.: 507233
Purpose: Pipeline
Area Affected:

By document recorded under Auditor's File No. 714476, the right-of-way for said easement was designated to be the West 50 feet of the North 405 feet of Government Lot 2, of Section 2, Township 34 North, Range 3 East, W.M.

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: November 23, 1935
Recorded: March 6, 1936
Auditor's No.: 276866, Volume 169 of Deeds, page 80
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
Location: A strip of land the exact width of which is not disclosed on the record, the centerline of which is described as follows:

Beginning at a point 4 feet West of the Southeast corner of Government Lot 2 on the South line thereof; thence North parallel to the East line of said Lot 2 to the North line thereof.

Said easement among other things contains provisions against blasting within 300 feet of said easement.

D. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: July 17, 1990
Auditor's No.: 9007170071
Purpose: Right to enter said premises to operate maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Location: Exterior 10 feet parallel with and adjoining street frontage of all Lots in said plat.



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E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Robert E. Brooker and Catherine Brooker, husband and wife
Dated: October 20, 1989
Recorded: October 27, 1989
Auditor's No.: 8910270085
Purpose: Ingress and egress

Beginning at a point 1050 feet East of the Northwest corner of said Government Lot 2; thence South approximately 660 feet to the South line of the North 1/2 of said Lot; thence 60 feet East along the said South line of the North 1/2 of said Lot; thence North approximately 660 feet to the North line of the North 1/2 of said Lot; thence West 60 feet to the true point of beginning.

(Affects Lots 57, 58 and streets)

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

Plat/Subdivision Name: Bay Hill Village Division 1
Recorded: March 8, 1991
Auditor's No.: 9103080025

Said matters include but are not limited to the following:

1. Utility easements as delineated on the face of said plat.
2. Dedication: Know all men by these presents that Paul E. Nolan and Margaret A. Nolan, husband and wife, Cascade West Properties, Inc., and First Interstate Bank of Washington, do 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 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.
3. Utility Easement: 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.
4. All lots in this plat are subject to aircraft overflight from the Skagit Regional Airport.
5. Minimum setback requirements, as delineated on the face of said plat.



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6. Easement, as delineated and/or dedicated on the face of the plat:

Purpose: Water
Affects: East 15 feet of Lot 50, West 5 feet of Lot 51, North 15 feet of Lot 9, and South 5 feet of Lot 10

7. Easement, as delineated and/or dedicated on the face of the plat:

Purpose: Electricity
Affects: North 10 feet of Lots 3 and 7

G. 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

H. 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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