

When recorded return to:

John R. Tuttle and Kristen M-M Tuttle
12297 Bayhill Drive
Burlington, WA 98233



201110070080

Skagit County Auditor

10/7/2011 Page

1 of

4 2:33PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620013841

CHICAGO TITLE

620013841

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gregory B. Van Zanten and Stacey M. Van Zanten, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to John R. Tuttle and Kristen M-M Tuttle, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 14, 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.

Situated in Skagit County, Washington.

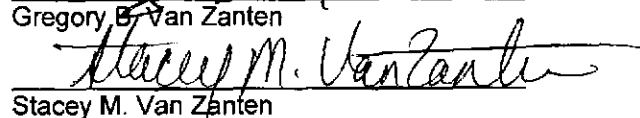
Tax Parcel Number(s): P104426, 4618-000-014-0003

Subject to: Covenants, conditions, restrictions, easements of record:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: September 22, 2011


Gregory B. Van Zanten


Stacey M. Van Zanten

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2011 3020

OCT 07 2011

Amount Paid \$ 6386.30
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County SKAGIT of SKAGIT

I certify that I know or have satisfactory evidence that
GREGORY B. VAN ZANTEN AND STACEY M. VAN ZANTEN
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: October 16, 2011

MARCIE K. PALECK

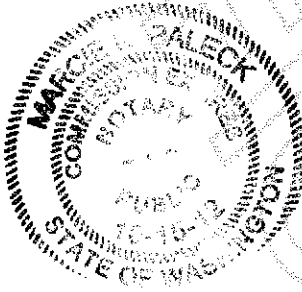
Marcie Paleck

Name: _____

Notary Public in and for the State of WASHINGTON

Residing at: MOUNT VERNON, WA

My appointment expires: October 15, 2012



201110070080
Skagit County Auditor

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 4, 1920
Auditor's No(s): 41595, records of Skagit County, Washington
For: A right-of-way for a private road

The legal description contained in said easement is not sufficient to determine its exact location within said premises.

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 28, 1954
Auditor's No(s): 507233, records of Skagit County, Washington
For: Pipeline

The legal description contained in said easement is not sufficient to determine its exact location within said premises.

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on BAY HILL VILLAGE DIV. II:

Recording No: 9312200160

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 17, 1990
Auditor's No(s): 9007170071, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The exterior 10 feet, parallel with and adjoining the street frontage, of all lots of Bay Hill Village Div. III

5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 27, 1993
Auditor's No(s): 9307270053, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of land 10 feet in width across all lots of Bay Hill Village being parallel with and coincident with the boundaries of all streets

6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 14, 1968
Auditor's No(s): 714476, records of Skagit County, Washington
In favor of: Trans Mountain Oil Pipe Line Corp.
For: Construction, operation and maintenance of pipeline
Affects: The West 50 feet of Government Lot 2

7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: March 8, 1991
Auditor's No(s): 9103080026, records of Skagit County, Washington
Executed by: Division 2 Associates

AMENDED by instrument(s):



EXHIBIT "A"

Exceptions

Recorded: December 16, 1993
Auditor's No(s): 9312160009, records of Skagit County, Washington

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: March 8, 1991
Auditor's No(s): 9103080026, records of Skagit County, Washington
Imposed By: Division 2 Associates

9. Reservation contained in deed

Recording Date: August 25, 2008
Recording No.: 200808250110
Regarding: Skagit County Right to Farm Ordinance

10. Assessments, if any, levied by Bay Hill Village Homeowner's Association.

11. Assessments, if any, levied by Burlington Sewer District.

12. City, county or local improvement district assessments, if any.

Skagit County Right to Farm Ordinance

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



201110070080

Skagit County Auditor

10/7/2011 Page

4 of

4

2:33PM