

When recorded return to:
Samuel Bailey and Michele Bailey
3931 Harbor Place
Anacortes, WA 98221



201201170101
Skagit County Auditor

1/17/2012 Page 1 of 4 2:23PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620014266

CHICAGO TITLE
620014266

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian A. Carpenter and Laura Carpenter, 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 Samuel Bailey and Michele Bailey, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 54, PLAT OF SEAVIEW DIVISION NO. 4, according to the plat thereof, recorded in Volume 17
of Plats, page 72, records of Skagit County, Washington; and recorded June 14, 1999 under
Auditor's File No. 9906140008.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

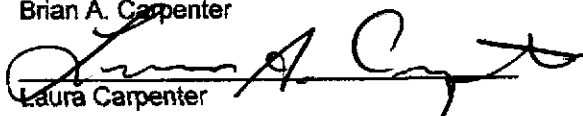
Tax Parcel Number(s): P115964, 4734-000-054-0000

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

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

Dated: January 13, 2012


Brian A. Carpenter


Laura Carpenter

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012110

JAN 17 2012

Amount Paid \$ 6057.00
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED
(continued)

State of Florida

County of Duval

I certify that I know or have satisfactory evidence that

Brian and Laura Carpenter
is/~~are~~ the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/~~they~~) signed this of instrument and acknowledged it to be (his/her/~~their~~) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 14 January 2012

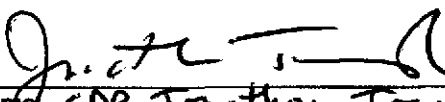

Name: CDR Jonathan Townsend, CDR USN
Notary Public in and for the State of U.S. Navy
Residing at: Hanger 1000 NAS Jacksonville, FL 32212
My appointment expires: Indefinite



EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by Instrument
Recorded: June 14, 1999
Auditor's No.: 9906140008, records of Skagit County, Washington
In favor of: Del Mar Community Services, Inc., Puget Sound Energy, Cable Television
and Telephone Companies, Div. 4 Seaview Homeowners
Association and their respective successors and assigns
For: Install, lay, construct, renew, operate, maintain and remove utility systems,
lines, fixtures, and appurtenances attached thereto, for the purpose of providing utility
services to the subdivision and other property, together with the right to enter upon
the lots and tracts at all times for the purposes stated

2. 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 **PLAT OF SEAVIEW
DIV. NO. 4:**

Recording No: 9906140008

3. Covenants, conditions, and restrictions contained in declaration of restrictions, but omitting any
covenant or restriction based on race, color, religion, sex, handicap, familial status, or national
origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section
3607 of the United States Code or (b) relates to handicap but does not discriminate against
handicap persons.
Recorded: June 14, 1999
Auditor's No.: 9906140009, records of Skagit County, Washington
Executed by: San Juan Fidalgo Holding Co.

4. Terms and conditions of contract thereof, entered into
By: O. B. McCorkle and Esther M. McCorkle, husband and wife; and
And between: Del Mar Community Service, Inc., a Washington corporation
Dated: July 19, 1962
Recorded: January 9, 1963
Auditor's No.: 630694, records of Skagit County, Washington
Providing: Among other matters, for the development of the water system and other
facilities and issuance of certificates of membership

5. Assessments or charges and liability to further assessments or charges, including the terms,
covenants, and provisions thereof, disclosed in instrument
Recorded: January 9, 1963
Auditor's No.: 630694, records of Skagit County, Washington
Imposed by: Del Mar Community Services, Inc.

6. Covenants, conditions, and restrictions contained in declaration of restrictions, but omitting any
covenant or restriction based on race, color, religion, sex, handicap, familial status, or national
origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section
3607 of the United States Code or (b) relates to handicap but does not discriminate against
handicap persons.
Recorded: July 15, 1992
Auditor's No.: 9207150054, records of Skagit County, Washington

AMENDMENT thereto;
Recorded: July 30, 1992
Auditor's No.: 9207300187, records of Skagit County, Washington

7. Agreement, including the terms and conditions thereof, entered into
By: San Juan Fidalgo Holding Co., Inc., etal
And between: Del Mar Community Services Inc.



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EXHIBIT "A"

Exceptions

Recorded: April 13, 1990
Auditor's No.: 9004130116, records of Skagit County, Washington
Providing for: Cost for water services and future memberships

AMENDMENT to Agreement

Recorded: June 28, 1991
Auditor's No.: 9106280127, records of Skagit County, Washington

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: San Juan Fidalgo Holding Company, Inc.
Recording Date: May 12, 1995
Recording No.: 9505120088

9. Franchise, including the terms and conditions thereof,
Recorded: January 24, 1995
Auditor's No.: 9501240061, records of Skagit County Washington
In favor of: Del Mar Community Services, Inc.
For: Water utilities, for a period of 25 years

10. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), disclosed in instrument
Recorded: June 14, 1999
Auditor's No.: 9906140009, records of Skagit County, Washington
Imposed by: Seaview Homeowners Association

11. Terms, conditions, and restrictions of that instrument entitled Stormwater System Maintenance Plan for Seaview IV;
Recorded: June 14, 1999
Auditor's No(s): 9906140010, records of Skagit County, Washington

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.



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