

**When recorded return to:**

Richard H. Lease and Elaine M. Lease  
12342 Bayhill Drive  
Burlington, WA 98233



201206210068  
Skagit County Auditor

6/21/2012 Page 1 of 3 3:41PM

Filed for record at the request of:



**CHICAGO TITLE  
COMPANY**

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620015795

**CHICAGO TITLE**  
**620015795**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Barbara J. Dunn, an unmarraied woman  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Richard H. Lease and Elaine M. Lease, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 40, BAY HILL VILLAGE DIVISION 2, 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.

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

Tax Parcel Number(s): P104453, 4618-000-040-0009

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule B, Special Exceptions, Chicago Title Insurance Order 620015795; and Skagit County  
Right To Farm Ordinance, which are attached hereto and attached hereof.

Dated: June 19, 2012

Barbara J. Dunn  
Barbara J. Dunn

2012/804  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

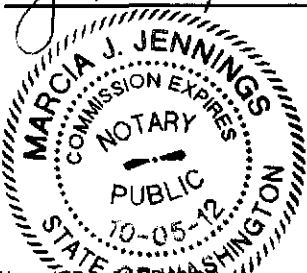
State of Washington  
County of Skagit

JUN 21 2012  
Amount Paid \$ 4864.40  
By MF Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that  
Barbara J. Dunn

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: June 20, 2012



Marcia J. Jennings  
Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley, WA  
My appointment expires: 10/5/2012

## EXHIBIT "A"

### Exceptions

#### SPECIAL 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 DIVISION 2:**  
  
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, condition 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: March 8, 1991  
Auditor's No(s): 9103080026, records of Skagit County, Washington  
Executed by: Division 2 Associates



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Said instrument is a re-recording of instrument (s);

Recorded: December 16, 1993

Auditor's File 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. Dues, charges, and assessments, if any, levied by Bay Hill Village Homeowner's Association.

10. Liability to future assessments, if any, levied by Burlington Sewer District.

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

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year .

### 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.



201206210068

Skagit County Auditor