



201303080105
Skagit County Auditor

3/8/2013 Page 1 of 5 1:58PM

When recorded return to:

Ms. Cherie Dawn Baker
987 Hillcrest Dr
Burlington, WA 98233

Filed for Record at Request of:
North Sound Escrow, LLC
Escrow Number: 113111-SB

CHICAGO TITLE
620018226

Statutory Warranty Deed

Grantors: Craig Bellusci and Bobbi Bellusci
Grantee: Cherie Dawn Baker

THE GRANTORS Craig Bellusci and Bobbi Bellusci, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Cherie Dawn Baker, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot(s): 69 PLAT OF TINAS COMA Tax/Map ID(s): P117104

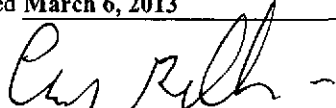
Tax Parcel Number(s): P117104, 4755-000-069-0000

Lot 69, PLAT OF TINAS COMA, according to the plat thereof recorded August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Subject to: Covenants, conditions and restrictions as attached by Schedule "B"

Dated March 6, 2013


Craig Bellusci


Bobbi Bellusci

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013805

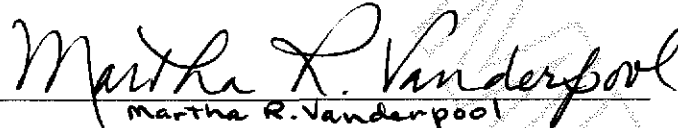
MAR 08 2013

STATE OF WASHINGTON
COUNTY OF SKAGIT SS:

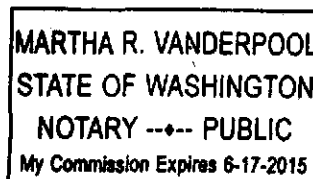
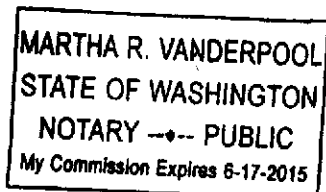
Amount Paid \$ 5345.⁰⁰
By Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Craig Bellusci and Bobbi Bellusci, husband and wife, he/she/they his/her/their are the person(s) who appeared before me, and said person(s) acknowledged that signed this instrument and acknowledge it to be free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 06, 2013


Martha R. Vanderpool

Notary Public in and for the State of Washington
Residing at ARLINGTON, WA
My appointment expires: 6-17-2015



CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 620018226

SCHEDULE B
(continued)

ACCEPTED AND APPROVED
AS TO FORM AND CONTENT

[Signature]
[Signature]

SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads and where water might take a natural course

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: Not Disclosed
Auditor's No(s): 92101, records of Skagit County, Washington
In favor of: W.R. Morgan
For: The purpose of laying therein pipe lines and an easement to use said road for highway purposes for ingress and egress
Affects: A strip of land thirty feet wide around and adjacent to the base of the hill of said Lot 21

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: March 21, 1962
Auditor's No(s): 619347, records of Skagit County, Washington
In favor of:

James Donald Bendtsen and Gretchen Bendtsen, his wife, Peter Jordan Bendtsen, a single man, Larry Lee Bendtsen, a single man, and August Bendtsen and Rozella Bendtsen, his wife, co-partners doing business under the firm name and style of August Bendtsen & Sons

Purpose and Area Affected:

A perpetual easement and right of use over, along and upon all of the existing roads or roadways through or upon the following described property in Skagit County, Washington, to-wit:

Lots 18, 19, 20 and 21, "PLAT OF BURLINGTON ACREAGE PROPERTY", in Volume 1 of Plats, page 49, records of Skagit County, Washington: Together with the perpetual right, easement and use of any and all roads and of Skagit County; Together with the perpetual right, easement and use of any and all roads and roadways that may be put or placed upon said property by the grantors or their successors in interest replacing or supplementing the existing roads, public streets or ways of the City of Burlington or Skagit County, Through or from said roadways upon said Lots 18, 19, 20 and 21, "PLAT OF BURLINGTON ACREAGE", without any liability on the part of the grantee to keep or maintain any such roads.

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ALTA Commitment (Adopted: 06.17.2006)

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201303080105
Skagit County Auditor

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 620018226

SCHEDULE B
(continued)ACCEPTED AND APPROVED
AS TO FORM AND CONTENT

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 3, 1967
Auditor's No(s): 692899, records of Skagit County, Washington
In favor of: August Bendtsen
Purpose and Area Affected:
1. Perpetual easement and right of way for a sewer line over the most direct, practical route from the nearest sewer of the City of Burlington to the West side of the Tract granted to the Grantees herein, by deed dated March 8, 1962 and filed for record March 21, 1963, under Auditor's File No. _____ in the office of Skagit County, Washington.
 2. A perpetual easement and right of way for a water pipe line from the P.U.D. Water line over said tract 21 for the most direct, practical route to the East of the property of the grantees described in paragraph No. 1 above.
 3. A perpetual easement and right of way for a septic tank drain field in a draw or canyon lying near the West side of the property of the grantees referred to in paragraph No. 1 above, and from said draw to the West line of said property of the grantees by the most direct practical route. In the event a sewer line is ever extended to said property of the grantees. Then this easement for septic tank drain field shall terminate ninety (90) days after the sewer line is extended to said property of the grantees.
 4. A perpetual easement and right of way from the West side of the property of the grantees described in paragraph No. 1 above to the City of Burlington by the most direct, practical route or a water line and gas line from the City of Burlington to the West side of said property of the grantees.
 5. A perpetual easement and right of way for a sewer line from the East side of the property of the grantees described in paragraph No. 1 above to the City of Burlington sewer line over the most direct, practical route.
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 6, 1977
Auditor's No(s): 859943, records of Skagit County, Washington
In favor of: Continental Telephone Company, State of Washington, County of Skagit, Nationwide Cablevision, Puget Sound Power and Light
For: Utility Purposes
Affects: That part of Anacortes Street which is as it extends between Tracts 21, 20, 19, 18, 11 and 10, "PLAT OF BURLINGTON ACREAGE PROPERTY"
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 21, 1979
Auditor's No(s): 7908210054, records of Skagit County, Washington
In favor of: General Telephone Company of the Northwest, Inc., a Washington corporation
For: Ingress and egress and for AC Power and Telephone Lines

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 620018226

SCHEDULE B
(continued)

ACCEPTED AND APPROVED
AS TO FORM AND CONTENT

Bobbi Belluzzi

7. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: October 25, 1994
Auditor's No(s): 9410250042, records of Skagit County, Washington
In favor of: The State of Washington
Purpose: Easement No. 1: A non exclusive easement for ingress and egress and utilities
Easement No. 2: Easement for clear and open beam paths
Affects:

Easement No. 1: Over, under and across the presently existing road which provides access to the property above described over adjoining lands or the grantors and any road constructed hereafter which is intended by the Grantor, his heirs or assigns, to replace the existing road leading to and from the public streets of the City of Burlington.

Easement No. 2: Within the boundaries of the grantors adjoining lands at bearings of 81° and 173° true azimuth from an antenna structure located within the property described for the transmission and receiving of radio signals.

8. 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 TINAS COMA:

Recording No: 200008110004

9. Covenants, conditions, and restrictions 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: December 29, 1995
Auditor's No(s): 9512290071, records of Skagit County, Washington
As Follows:

Grantor reserves to himself areas as the cross, ATT Wireless Service A/K/A Telepage Northwest, and an area known as the landfill and easements for ingress and egress and utilities to these parcels. All of which matters are contained in a document entitled "Burlington Hill Agreement" executed contemporaneously with this document

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 620018226

SCHEDULE B
(continued)

ACCEPTED AND APPROVED
AS TO FORM AND CONTENT

Bobbi Bellusci

10. Covenants, conditions, and restrictions 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: August 24, 2000
Auditor's No(s): 200008240005, records of Skagit County, Washington
Executed By: Property Investors, LLC

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 2, 2005
Recording No.: 200509020143

11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: August 24, 2000
Auditor's No(s): 200008240005, records of Skagit County, Washington
Imposed By: Tina's Coma Homeowners Association

12. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$250,000.00
Dated: March 24, 2012
Trustor/Grantor: Bobbi Bellusci and Craig Bellusci, wife and husband
Trustee: Regional Trustee Services Corporation
Beneficiary: Boeing Employees Credit Union
Recording Date: March 30, 2012
Recording No.: 201203300098
Affects: Includes other property

The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by City of Burlington.
15. Assessments, if any, levied by Tinas Coma Homeowner's Association.
16. Real estate excise tax of 1.78% upon any sale of said Land, if unpaid.

Beginning July 1, 2005, an additional \$5.00 Real Estate Excise Tax Electronic Technology Fee must be included in all excise tax payments.

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