



201305150107

When recorded return to:  
Elicia J. Clark  
PO Box 219  
Burlington, WA 98233

Skagit County Auditor \$74.00  
5/15/2013 Page 1 of 3 3:45PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

1616 Cornwall Avenue, Suite 115  
Bellingham, WA 98225

Escrow No.: 245351045

CHICAGO TITLE  
620016359

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles E. Beall and Nikki E. Beall, husband and wife, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration

in hand paid, conveys, and warrants to Elicia J. Clark, an unmarried woman

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

Lot 24, Thyme Square Binding Site Plan, approved October 19, 2005, and recorded November 10,  
2005, under Auditor's File No. 200511100117, recorded of Skagit County, Washington.

Sityated in Skagit County, Washington.

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

Tax Parcel Number(s): P123751 / 8062-000-024-0000

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20131790

MAY 15 2013

Dated May 4, 2013

Chah E Beall

Charles E. Beall

Nikki E Beall

Nikki E. Beall

Amount Paid \$ 2,141.00  
Skagit Co. Treasurer  
By mam Deputy


STATUTORY WARRANTY DEED  
(continued)

State of ~~Washington~~ <sup>(PL)</sup> *Virginia*

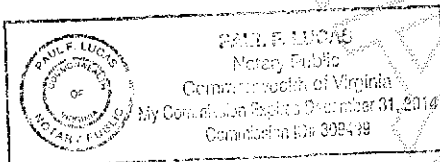
County of *Fairfax*

I certify that I know or have satisfactory evidence that Charles E. Beall and Nikki E. Beall are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *5-13-2013*



Notary Public in and for the State of *Va.*  
Residing at *13511 Glendundee Dr. Herndon Va.*  
My appointment expires: *12-31-14*



201305150107

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 **THYME SQUARE BINDING SITE PLAN**::

Recording No: 200511100117

Covenants, conditions, and restrictions 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 7, 2003

Auditor's No(s): 200303070186, records of Skagit County, Washington

Executed By: TYA Partners, a Washington general partnership

As Follows: Five (5) years no part used for or operated as grocery store

Easement, including the terms and conditions thereof, disclosed by instrument(s):

Recorded: July 18, 2005

Auditor's No(s): 200507180085, records of Skagit County, Washington

In favor of: Public Utility District No. 1 of Skagit County, a municipal corporation

For: Construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities along with necessary appurtenances for the transportation and control of water and electronic information

Affects: Roadways and a portion of each lot adjacent to roadways

Covenants, conditions, restrictions, assessments and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;

Recorded: November 10, 2005

Auditor's No(s): 200511100116, records of Skagit County, Washington

Executed By: The Great American Dream, Inc.

Easement, including the terms and conditions thereof, granted by instrument:

Recorded: February 14, 2005

Auditor's No.: 200502140151 and 200502140150, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: Underground electric system, together with necessary appurtenances

Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: February 14, 2007

Auditor's No(s): 200702140052, records of Skagit County, Washington

In favor of: Comcast of Washington IV, Inc.

For: Broadband communications system

Note: Exact location and extent of easement is undisclosed of record.

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

Recorded: November 10, 2005

Auditor's No(s): 200511100116, records of Skagit County, Washington

Imposed By: The Great American Dream, Inc.



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