

**When recorded return to:**  
David Baker and Jennifer Baker  
7394 Teal Lane  
Bow, WA 98232



Skagit County Auditor  
5/17/2013 Page 1 of 4 2:08PM \$75.00

Filed for record at the request of:



**CHICAGO TITLE  
COMPANY**

1616 Cornwall Avenue, Suite 115  
Bellingham, WA 98225

Escrow No.: 245358440

**CHICAGO TITLE**  
620018984

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald D. Bott and Liza P. Bott, 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 David Baker and Jennifer Baker, husband and wife

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

Lot 4, SUNSET CREEK PLANNED UNIT DEVELOPMENT, according to the Plat thereof recorded in Volume 16 of Plats, Page 168, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P111482, 4694-000-004-0000

Subject to:

Subject to Exhibit "A" attached hereto and by this reference made a part hereof.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20131820

MAY 17 2013

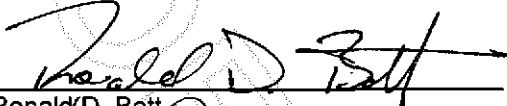
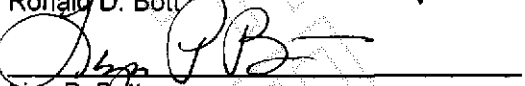
Amount Paid \$ 11,130-

Skagit Co. Treasurer

By *MB* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 15, 2013

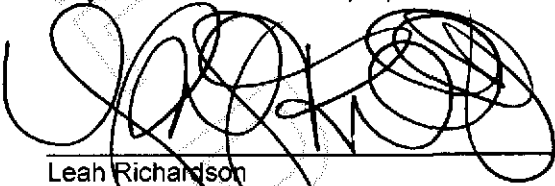
  
\_\_\_\_\_  
Ronald D. Bott  
  
\_\_\_\_\_  
Liza P. Bott

State of Washington  
County of Whatcom

I certify that I know or have satisfactory evidence that Ronald D. Bott and Liza P. Bott 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: May 17, 2013



  
\_\_\_\_\_  
Leah Richardson  
Notary Public in and for the State of Washington  
Residing at: Bellingham, WA  
My appointment expires: August 29, 2016



201305170099

EXHIBIT "A"

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 SUNSET CREEK PLANNED UNIT DEVELOPMENT:

Recording No: 9705300114

Terms and conditions of that Findings of Fact for Variance

Recorded: October 18, 1995 and May 27, 1997  
Auditor's No.: 9510180064 and 9705270033, records of Skagit County, Washington  
Application No.: OSP 93-002 AND FP-97-0023  
Applicant: Roger Peterson

Terms and conditions of that Title Notification

Recorded: October 1, 1996  
Auditor's No.: 9610010068, records of Skagit County, Washington  
Regarding: Rural resource designation

Covenants, conditions, restrictions, 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: May 30, 1997  
Auditor's No(s): 9705300115, records of Skagit County, Washington  
Executed By: Eileen Peterson Family Partnership

AMENDED by instrument(s):

Recorded: February 10, 1998, January 16, 2003 and March 23, 2004  
Auditor's No(s): 9802100121; 200301160119; and 200403230118, records of Skagit County, Washington

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

Recorded: May 30, 1997  
Auditor's No(s): 9705300115, records of Skagit County, Washington  
Imposed By: Sunset Creek Planned Unit Development Homeowners Association

AMENDED by instrument(s):

Recorded: February 10, 1998  
Auditor's No(s): 9802100121, records of Skagit County, Washington



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EXHIBIT "A"  
(cont.)

Terms and conditions of that Variance No. FP 97-0023

Recording Date: May 27, 1997  
Recording No.: 9705270033

Aerobic Treatment Unit Service Agreement and the terms and conditions thereof

Recording Date: September 17, 2001  
Recording No.: 200109170137

On-Site Sewage System Operation and Maintenance Agreement and the terms and conditions thereof

Recording Date: June 2, 2006  
Recording No.: 200606020129

Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: June 5, 2006  
Recording No.: 200606050164



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Skagit County Auditor

\$75.00

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