



201307190156

Skagit County Auditor \$75.00  
7/19/2013 Page 1 of 4 4:05PM

**When recorded return to:**  
MICHAEL C MILLER and KATHLEEN J MILLER  
5837 Chuckanut Dr  
Bow, WA 98232

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620019026

CHICAGO TITLE  
620019026

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gregg G Walker and Susan B Walker, as Trustees of The Walker Family Living Trust dated June 12, 1998

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to MICHAEL C MILLER and KATHLEEN J MILLER, a married couple

the following described real estate, situated in the County of Skagit,

Lot 20, PLAT OF BAYHILL VILLAGE DIVISION I, according to the plat thereof recorded in Volume 14 of Plats, pages 166 and 167, records of Skagit County, Washington.

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

Tax Parcel Number(s):  
P95851

Subject to: Covenants, conditions, restrictions, and easements of record, and the Skagit County Right to Farm Ordinance, which are attached hereto and made a part hereof.

Dated: July 15, 2013

The Walker Family Living Trust dated June 12, 1998

BY: Gregg G. Walker, Trustee  
Gregg G Walker  
Trustee

BY: Susan B. Walker  
Susan B. Walker  
Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
201307855  
JUL 19 2013  
Amount Paid \$ 6858.00  
Skagit Co. Treasurer  
By: MB Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Jerry S Walker  
and Susan B Walker  
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)  
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and  
acknowledged it as the Trustees of The Walker Family Living Trust dated June 12, 1998 to be the free  
and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 17, 2013



Mary Anne Meyer  
Name: MARY ANNE MEYER  
Notary Public in and for the State of WA  
Residing at: Skagit Valley, WA  
My appointment expires: 3-5-17



## EXHIBIT "A"

### Exceptions

1. Easement contained in Dedication of said plat;  
For: All necessary slopes for cuts and fills and continued drainage of roads and drains  
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course
  
2. Easement, including the terms and conditions thereof granted by instrument;  
Recorded: October 4, 1920  
Auditor's No.: 41595, records of Skagit County, Washington  
For: A right-of-way for a private road
  
3. Easement, including the terms and conditions thereof granted by instrument;  
Recorded: September 28, 1954  
Auditor's No.: 507233, records of Skagit County, Washington  
In favor of: Trans Mountain Oil Pipe Line Corporation  
For: Pipelines  
  
Affects: Said premises, the exact location and extent of said easement is undisclosed of record.
  
4. Easement, including the terms and conditions thereof granted by instrument;  
Recorded: July 17, 1990 and July 27, 1993  
Auditor's No.: 9007170071 and 9307270053, records of Skagit County, Washington  
In favor of: Puget Sound Power and 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, parallel with and adjoining the street frontage of all lots in said plat
  
5. Easement provisions contained on the face of said plat, as follows:  
  
An easement is hereby reserved for and granted to Puget Sound Power and Light Company, Contel Telephone Company, TCI Cable Television, Cascade Natural Gas Corp., Skagit County Public Utility District No. 1, and their respective successors and assigns under and upon that exterior 10 feet parallel with and adjacent to the street frontage of all lots, in which to install, lay, construct, renew, operate, and maintain other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water, and cable vision service, together with the right to enter upon the lots at all times for the purposes stated.
  
6. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 18, 1994  
Auditor's No(s): 9401180154, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County  
For: Water pipelines  
Affects: The North 15 feet of said premises
  
7. Easement provisions contained on the face of said plat, as follows:  
  
All lots are subject to aircraft overflight from Skagit Regional Airport.
  
8. Notes contained on the face of said plat, as follows:
  - A. All lots are subject to aircraft overflight from the Skagit Regional Airport.
  - B. 16.5 foot road right-of-way per A.F.# 41595; it is the intent of the developer to extinguish this road right-of-way within the boundaries of this plat.



## EXHIBIT "A"

### Exceptions

- C. 622797 runs to the tank site by 16.5 foot ingress, egress and pipeline right-of-way to P.U.D. No. 1 (A.F.# the South line of the North Half of Gov't Lot 2, Easement is extended this plat).
9. Minimum setback requirements delineated on the face of said plat, as follows:
- Rear - 25-foot setback
  - Side - 8-foot setback on interior lots
  - Side - 20-foot setback on street right-of-ways
  - Front - 35-foot setback on street right-of-ways
  - Front - 25-foot setback on minor access and dead-end streets
10. 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 8, 1991  
Auditor's No(s): 9103080026, records of Skagit County, Washington  
Executed By: Division 2 Associates, a Washington General partnership
- AMENDED by instrument(s):  
Recorded: December 16, 1993  
Auditor's No(s): 9312160009, records of Skagit County, Washington
11. 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: Paul E. Nolan and Margaret A. Nolan
12. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recorded: March 6, 1936  
Auditor's No(s): 276866, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
13. Dues, charges and assessments, if any, levied by Bay Hill Village Homeowners Association.
14. Liability to future assessments, if any, levied by Burlington Sewer District.
15. 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 or if second half 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.



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