

When recorded return to:
Jill Brownfield
12363 Bayhill Drive
Burlington, WA 98233



Skagit County Auditor
3/24/2014 Page

1 of 3 1:58PM
\$74.00

Recorded at the request of:
File Number: 107095

Statutory Warranty Deed

107045-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Henrik B. Nielsen and Kelli-Anne B. Nielsen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jill Brownfield, a single person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 3, Bay Hill Village Div II

Tax Parcel Number(s): P104396, 4618-000-003-0002

Lot 3, "BAY HILL VILLAGE DIV. II", as per plat recorded in Volume 15 of Plats, pages 125 and 126, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 3-21-14

Henrik B. Nielsen

Kelli Anne B. Nielsen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014908
MAR 24 2014

STATE OF Washington }
COUNTY OF Skagit } SS:

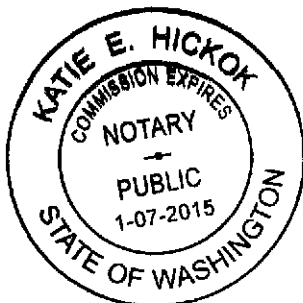
Amount Paid \$ 6,198.51
Skagit Co. Treasurer
By man Deputy

I certify that I know or have satisfactory evidence that Henrik B. Nielsen and ~~Kelli Anne B. Nielsen~~, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3-21-14

Printed Name: Katie Hickok
Notary Public in and for the State of
Residing at Wenatchee
My appointment expires: 1/07/2015

Washington



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Dated 3-21-14

Henrik B. Nielsen

Kelli-Anne B. Nielsen
Kelli Anne B. Nielsen

STATE OF Washington
COUNTY OF Yong } SS:

I certify that I know or have satisfactory evidence that Henrik B. Nielsen and Kelli Anne B. Nielsen, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3-21-14



Colleen Sara Blake
Printed Name:
Notary Public in and for the State of Washington
Residing at Seattle
My appointment expires: 4-29-15



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\$74.00

Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: July 17, 1990
Auditor's No: 9007170071
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Area Affected: Exterior 10 feet parallel with and adjoining street frontage of all lots in said Plat

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: July 13, 1993
Recorded: July 27, 1993
Auditor's No: 9307270053
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one of more electric transmission and/or distribution lines over and/or under the right-of-way
Area Affected: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: March 8, 1991
Auditor's No: 9103080026
Executed by: Paul E. Nolan and Margaret A. Nolan, husband and wife

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

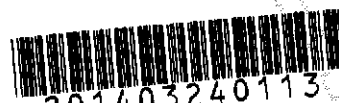
Declaration Dated: December 15, 1993 and June 7, 2008
Recorded: December 16, 1993 and October 13, 2008
Auditor's Nos.: 9312160009 and 200810130118

D. Terms, conditions and provisions of the Bylaws for Bay Hill Village, as disclosed by Covenants filed under Auditor's File No. 9103080026.

E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Bay Hill Village Div. II
Recorded: December 20, 1993
Auditor's No: 9312200160

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



201403240113

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