

When recorded return to:  
Jeffrey Mersereau and Kaitlyn Mersereau  
16658 Augusta Lane  
Burlington, WA 98233



Skagit County Auditor \$75.00  
4/4/2014 Page 1 of 4 10:30AM

Recorded at the request of:

File Number: 107213

**Statutory Warranty Deed**

107213  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS John May, as his separate estate and Ruth E. Robertson, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jeffrey Mersereau and Kaitlyn Mersereau, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 46 Bay Hill Village Div 1

Tax Parcel Number(s): P95898, 4551-000-046-0005

Lot 46, "PLAT OF BAY HILL VILLAGE DIVISION NO. 1", as per plat recorded in Volume 14 of Plats, pages 166 and 167, 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 3/26/2014

John May  
John May

Ruth Robertson by Ronald E. Roberts  
Ruth Robertson POA

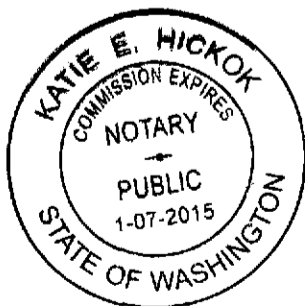
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John May and Ruth Robertson, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3-27-14

Katie Hickok

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



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2014 1071  
APR 04 2014

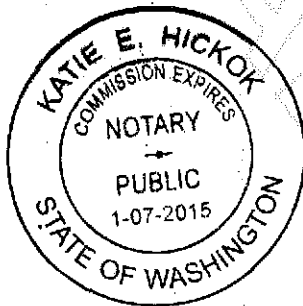
Amount Paid \$5042.<sup>40</sup>  
Skagit Co. Treasurer  
By Mam Deputy

STATE OF WASHINGTON, }  
County of Skagit } ss.

ACKNOWLEDGMENT - Attorney in Fact

On this 27<sup>th</sup> day of March, 2014, before me personally  
appeared Ronald R. Robertson to me known to be the individual who executed the  
foregoing instrument as Attorney in Fact for Ruth Robertson  
and acknowledged that (he/she) signed the same as (his/her) free and voluntary act and deed as Attorney in Fact for said principal  
for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this  
instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.



Katie E. Hickok

Notary Public in and for the State of Washington,  
residing at Wahlemon

My appointment expires 1-7-15



201404040009

Exhibit A

**EXCEPTIONS:**

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation  
Recorded: September 28, 1954  
Auditor's No: 507233  
Purpose: Pipeline  
Area Affected:

By document recorded under Auditor's File No. 714476, the right-of-way for said easement was designated to be the West 50 feet of the North 405 feet of Government Lot 2, of Section 2, Township 34 North, Range 3 East, W.M.

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: November 23, 1935  
Recorded: March 6, 1936  
Auditor's No.: 276866, Volume 169 of Deeds, page 80  
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  
Location: A strip of land the exact width of which is not disclosed on the record, the centerline of which is described as follows:

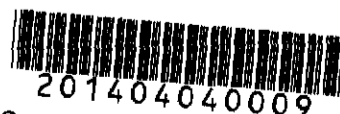
Beginning at a point 4 feet West of the Southeast corner of Government Lot 2 on the South line thereof; thence North parallel to the East line of said Lot 2 to the North line thereof.

Said easement among other things contains provisions against blasting within 300 feet of said easement.

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company  
Recorded: July 17, 1990  
Auditor's No.: 9007170071  
Purpose: Right to enter said premises to operate maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
Location: Exterior 10 feet parallel with and adjoining street frontage of all Lots in said plat.

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



Skagit County Auditor

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\$75.00

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

Plat/Subdivision Name: Bay Hill Village Division 1  
Recorded: March 8, 1991  
Auditor's No: 9103080025

E. 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

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

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

