

When recorded return to:

Craig M. Hansen and Nancy E. Stephenson
16630 Augusta Lane
Burlington, WA 98233



201409240047

Skagit County Auditor

\$74.00

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Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021658

CHICAGO TITLE
620021658

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kate Susan Schellie-Stram and Lawrence M. Stram, wife and husband for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Craig M. Hansen and Nancy E. Stephenson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 34, PLAT OF BAY HILL VILLAGE DIV. II, according to the plat thereof recorded in Volume 15 of Plats, pages 125 and 126, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P104447 / 4618-000-034-0003

Subject to: Covenants, conditions, restrictions and easements of record more fully described in Chicago Title order 620021658, Schedule B, Special Exceptions and Skagit County Right to Farm Ordinance, which are attached hereto and made a part here of as Exhibit "A".

Dated: September 23, 2014

Kate Susan Schellie-Stram
Kate Susan Schellie-Stram

Lawrence M. Stram
Lawrence M. Stram

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201435350

SEP 24 2014

Amount Paid \$ 4987.22

Skagit Co. Treasurer

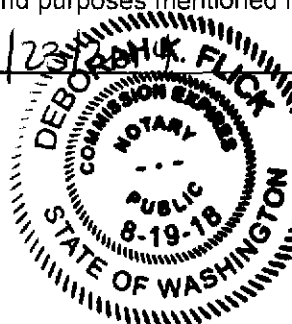
By *THD* Deputy

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Late Susan Schellie-Stram and Lawrence M. Stram is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/23/2014



Name: DEBORAH K. FLICK

Notary Public in and for the State of WA

Residing at: Arlyng WA

My appointment expires: 8/19/18

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 4, 1920
Auditor's No(s): 41595, records of Skagit County, Washington
For: A right-of-way for a private road

The legal description contained in said easement is not sufficient to determine its exact location within said premises.
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 28, 1954
Auditor's No(s): 507233, records of Skagit County, Washington
For: Pipeline

The legal description contained in said easement is not sufficient to determine its exact location within said premises.
3. 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 **BAY HILL VILLAGE DIVISION 2:**

Recording No: 9312200160
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 17, 1990
Auditor's No(s): 9007170071, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The exterior 10 feet, parallel with and adjoining the street frontage, of all lots of Bay Hill Village Div. III
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 27, 1993
Auditor's No(s): 9307270053, records of Skagit County, Washington
In favor of: Puget Sound Power & 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 of Bay Hill Village being parallel with and coincident with the boundaries of all streets
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 14, 1968
Auditor's No(s): 714476, records of Skagit County, Washington
In favor of: Trans Mountain Oil Pipe Line Corp.
For: Construction, operation and maintenance of pipeline
Affects: The West 50 feet of Government Lot 2
7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: March 8, 1991
Auditor's No(s): 9103080026, records of Skagit County, Washington
Executed by: Division 2 Associates

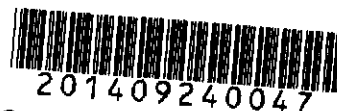


EXHIBIT "A"

Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 16, 1993
Recording No.: 9312160009

8. 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: Division 2 Associates
9. Dues, charges, and assessments, if any, levied by Bay Hill Village Homeowner's Association.
10. Liability to future assessments, if any, levied by Burlington Sewer District.
11. 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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