



201412120068

Skagit County Auditor

\$75.00

12/12/2014 Page

1 of

4 3:30PM

When recorded return to:

Nikole E.A. Knauft
16597 Augusta Lane
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

8118 Guide-Meridian
Lynden, WA 98264

Escrow No.: 245369790

CHICAGO TITLE 620022760

STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy J. Williamson and Hilary W. Williamson, 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 Nikole E.A. Knauft, an unmarried person

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

Lot 39, "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.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P104452, 4618-000-039-0008

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20144738
DEC 12 2014

Amount Paid \$5,078.00
By [Signature] Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 10, 2014



Timothy J. Williamson




Hilary W. Williamson

State of Washington

County of Whatcom

I certify that I know or have satisfactory evidence that Timothy J. Williamson and Hilary W. Williamson 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: 12/11/14



Karyn M. Brandt
Notary Public in and for the State of Washington
Residing at: Bellingham, WA
My appointment expires: November 5, 2017

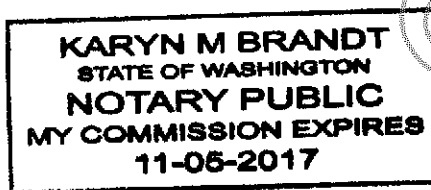


Exhibit A

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.

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.

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

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

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



201412120068

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

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

Said instrument is a re-recording of instrument(s);
Recorded: December 16, 1993
Auditor's File No(s): 9312160009, 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: March 8, 1991
Auditor's No(s): 9103080026, records of Skagit County, Washington
Imposed By: Division 2 Associates

Dues, charges, and assessments, if any, levied by Bay Hill Village Homeowner's Association.

Liability to future assessments, if any, levied by Burlington Sewer District.

City, county or local improvement district assessments, if any.



201412120068