



Skagit County Auditor  
12/15/2014 Page 1 of 4 1:50PM \$75.00

When recorded return to:  
Tyler N. Steinman and Jill M. Steinman  
10949 Bay Meadows Lane  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620022287

**CHICAGO TITLE**  
**620022287**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Aaron C. Graybill and Cassandra N. Graybill, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Tyler N. Steinman and Jill M. Steinman, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 12, "Bay Meadows", according to the plat thereof, recorded on November 28, 2005, under  
Auditor's File No. 200511280180, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P123854, 4876-000-012-0000

Subject to:

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

Dated: December 8, 2014

\_\_\_\_\_  
Aaron C. Graybill

\_\_\_\_\_  
Cassandra N. Graybill

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2014 4753  
DEC 15 2014

Amount Paid \$ 9,350.<sup>00</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

STATUTORY WARRANTY DEED

(continued)

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that

Aaron C Graybill and Cassandra N Graybill  
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: 12-11-14

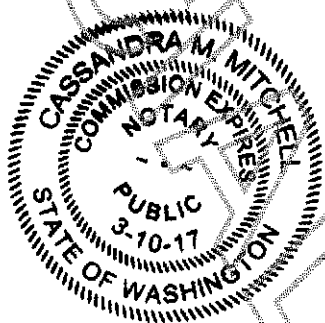
Cassandre M. Mitchell

Name: Cassandre M. Mitchell

Notary Public in and for the State of WA

Residing at: Mt Vernon, WA

My appointment expires: 3-10-17



201412150198

**EXHIBIT "A"**  
Exceptions

1. 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 MEADOWS:**

Recording No: 200511280180

2. Agreement including the terms, covenants and provisions thereof

Executed by: Skagit County Health Department  
Recording Date: February 15, 2006  
Recording No.: 200602150008

3. Covenants, conditions, easements, assessments and restrictions contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;

Recorded August 8, 2007  
Auditor's File Number 200708080003, records of Skagit County, Washington

Said instrument is a re-recording of instrument (s) recorded November 28, 2005  
Auditor's File Number 200511280177, records of Skagit County, Washington.

4. Covenants, conditions, easements, assessments and restrictions contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;

Recorded: March 29, 2006  
Auditor's No(s): 200603290042, records of Skagit County, Washington

5. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Easement Agreement;

Recorded: November 28, 2005  
Auditor's No(s): 200511280175, records of Skagit County, Washington

6. Agreement, including the terms and conditions thereof, entered into,

By: Bay Meadows LLC  
And Between: Port of Skagit County  
Recorded: November 28, 2005  
Auditor's No.: 200511280176, records of Skagit County, Washington  
Providing: Avigation Easement

7. Maintenance obligations for Stormwater Collection System and Detention System set forth in instrument recorded November 28, 2005, under Auditor's File No. 200511280179, records of Skagit County, Washington.

8. Easement including the terms and conditions thereof, disclosed by instrument(s)

Recorded: May 29, 1998  
Auditor's No(s): 9805290169 records of Skagit County, Washington.  
In favor of: Public Utility District No 1 of Skagit County  
For: Water Pipeline Easement

Said instrument is a re-recording of instrument (s) Recorded January 8, 1998  
Auditor's File No(s) 9804090098, records of Skagit County, Washington.

9. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: January 10, 2005



201412150198

**EXHIBIT "A"**

Exceptions  
(continued)

Auditor's No.: 200501100132, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances

10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: November 28, 2005  
Auditor's No(s): 200511280177, records of Skagit County, Washington  
Imposed By: Bay Meadows, LLC

AMENDED and restated by instrument(s):  
Recorded: March 29, 2006  
Auditor's No(s): 200603290042, records of Skagit County, Washington

11. Agreement, including the terms and conditions thereof, entered into;  
By: Advanced Septic Treatment Systems, Inc.  
And Between: Juan P. Ibarra  
Recorded: April 26, 2007  
Auditor's No. 200704260115, records of Skagit County, Washington  
Providing: Service for septic system

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

13. Annual maintenance fee for Septic System to Advanced Septic Treatment Systems, Inc.

14. Dues, charges and assessments, if any, levied by Bay Meadows Homeowner's Association

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.

