



201412310130

**AFTER RECORDING MAIL TO:**Name JASON QUATSDIEAddress 17024 FRONT DRIVECity / State MOUNT VERNON WA 98274

Skagit County Auditor

\$75.00

12/31/2014 Page

1 of

4 1:50PM

**Document Title(s).** (or transactions contained therein)

1. STATUTORY WARRANTY DEED
- 2.
- 3.
- 4.

**Reference Number(s) of Documents assigned or released:**☐ Additional numbers on page \_\_\_\_\_ of document**Grantor(s):** (Last name first, then first name and initials)

1. WHITE PASS INVESTMENTS, LLC
- 2.
- 3.
- 4.

5. ☐ Additional names on page \_\_\_\_\_ of document**Grantee(s):** (Last name first, then first name and initials)

1. QUATSDIE, JASON
- 2.
3. QUATSDIE, STACIE
- 4.

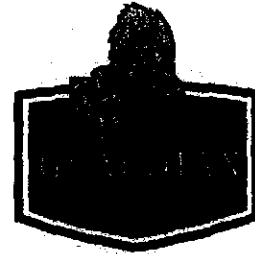
5. ☐ Additional names on page \_\_\_\_\_ of document**Abbreviated Legal Description as follows:** (i.e. lot/block/plat or section/township/range/quarter/quarter)

LOT 25 BAY MEADOWS

☐ Complete legal description is on page \_\_\_\_\_ of document**Assessor's Property Tax Parcel / Account Number(s):**

P123867 4876-000-025-0000

**NOTE:** The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



GUARDIAN NORTHWEST TITLE CO

108617

When recorded return to:  
Jason Quatsoe and Stacie Quatsoe  
17024 Trout Drive  
Mount Vernon, WA 98274

Recorded at the request of:  
Guardian Northwest Title  
File Number: 108617

### Statutory Warranty Deed

THE GRANTOR White Pass Investments, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jason Quatsoe and Stacie Quatsoe, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Lot 25 Bay Meadows

Tax Parcel Number(s): P123867, 4876-000-025-0000

Lot 25, "BAY MEADOWS", as per the plat thereof recorded on November 28, 2005, as Auditor's File No. 200511280180.

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 per Exhibit "A" attached hereto

Dated 12/26/14

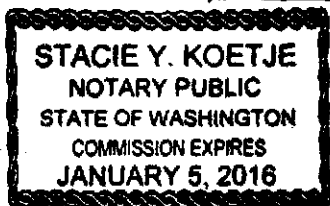
White Pass Investments, LLC

By: Jeffrey D. Hamilton, Managing Member

STATE OF WASHINGTON  
COUNTY OF SKAGIT SS:

I certify that I know or have satisfactory evidence that Jeffrey Hamilton is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of White Pass Investments, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-26-14



Stacie Y. Koetje  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 1-05-2016

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20145004

DEC 31 2014

Amount Paid \$ 1722.70  
Skagit Co. Treasurer  
By MF Deputy

LPB 10-05(i-1)  
Page 1 of 1



Exhibit A

**EXCEPTIONS:**

**A. RESERVATION CONTAINED IN DEED:**

Executed by: J.P. McKay and Estella McKay, his wife  
Recorded: October 27, 1911  
Auditor's No.: 87247 (Vol. 86, page 187)  
As Follows: "... the parties of the first part reserve the right to use water from well."

**B. RESERVATION CONTAINED IN DEED:**

Executed by: C.H. Graff and Bertha Graff, husband and wife  
Recorded: August 22, 1950  
Auditor's No.: 449911  
As Follows: "The Grantors permanently reserve the right to drain their property lying North from the within described real property, across the within described property from North to South, along, through and over a ditch, that is now constructed and upon said land. Also reserving the right to go upon said real property for keeping said ditch open and keeping repairs thereto."

**C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Recorded: January 10, 2005  
Auditor's No.: 200501100132  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open 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.

**D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Skagit County  
Dated: September 30, 2005  
Recorded: November 28, 2005  
Auditor's No.: 200511280175  
Purpose: Protected Critical Area  
Area Affected: Tracts Y and Z of the Plat of Bay Meadows

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



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E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Port of Skagit County  
Dated: November 28, 2005  
Recorded: November 28, 2005  
Auditor's No.: 200511280176  
Purpose: The free and unrestricted passage and flight of aircraft across and about the airspace, over or in the vicinity of the property

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

Dated: November 28, 2005  
Recorded: November 28, 2005  
Auditor's No.: 200511280177  
Executed By: Bay Meadows LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: March 28, 2006 and not disclosed  
Recorded: March 29, 2006 and August 8, 2007  
Auditor's No.: 200603290042 and 200708080003

G. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: November 28, 2005  
Auditor's No.: 200511280178

H. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: November 28, 2005  
Auditor's No.: 200511280179  
Regarding: Operation and Maintenance Manual for the Stormwater Collection System and Detention System

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

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

Plat/Subdivision Name: Bay Meadows  
Recorded: November 28, 2005  
Auditor's No.: 200511280180

J. Any tax, fee, assessments or charges as may be levied by Bay Meadows Homeowner's Association.

Guardian Northwest Title and Escrow, Age  
First American Title Insurance Company



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