



201504100257

Skagit County Auditor \$76.00  
4/10/2015 Page 1 of 5 3:48PM

When recorded return to:  
BYK Construction Inc.  
337 Barry Loop  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620023471

**CHICAGO TITLE**  
**620023471**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) White Pass Investments, LLC, A Washington Limited Liability Company  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to BYK Construction, Inc.

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

Lot 2, BAY MEADOWS, according to the Plat thereof recorded on November 28, 2005, under  
Auditor's File No. 200511280180, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P123844 / 4876-000-002-0000

20151145  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF APR 10 2015

Amount Paid \$ 1740.50  
Skagit Co. Treasurer  
By Deputy  
VF

STATUTORY WARRANTY DEED  
(continued)

Dated: April 8, 2015

White Pass Investments, LLC

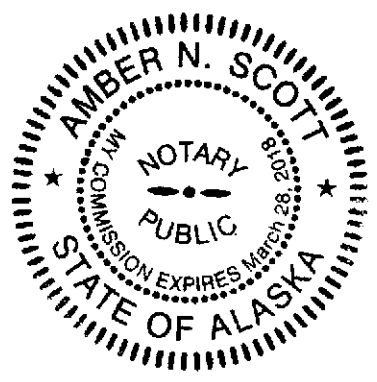
BY: Jeff Hamilton member  
Jeff Hamilton  
Member

State of Alaska  
Borough of Skagway

I certify that I know or have satisfactory evidence that  
Jeffery Hamilton  
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: 4/8/2015

Amber N. Scott  
Name: Amber N. Scott  
Notary Public in and for the State of Alaska  
Residing at: Skagway Wells Fargo  
My appointment expires: 3/28/2018



UNOFFICIAL DOCUMENT

**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, records of Skagit County, Wa

2. Agreement, including the terms and conditions thereof; entered into;  
By: Advanced Septic Treatment System, Inc.  
Between: Chaffey North LLC  
Recorded: February 8, 2007  
Auditor's No.: 200702080118 records of Skagit County, Washington  
Providing: Septic Service

3. Covenants, conditions, 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, 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

## EXHIBIT "A"

### Exceptions (continued)

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  
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. Easement Agreement and the terms and conditions thereof  
  
Recording Date: December 9, 2005  
Recording No.: 200512090002  
Regarding: Drainfield
12. City, county or local improvement district assessments, if any.
13. Dues, charges and assessments, if any, levied by Bay Meadows Homeowner's Association

**EXHIBIT "A"**  
Exceptions  
(continued)

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