

When recorded return to:
Megan D. Anderson
833 Waugh Road
Mount Vernon, WA 98273



201508030060

Skagit County Auditor \$75.00
8/3/2015 Page 1 of 4 11:38AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024614

CHICAGO TITLE
620024614 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 Megan D. Anderson, presumptively subject to the community
property interest of a spouse/registered domestic partner

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

Lot 1, 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): P123842 / 4876-000-001-0000

Subject to:

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

Dated: July 28, 2015

White Pass Investments, LLC

BY:

Jeff Hamilton
Jeff Hamilton, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 3038

AUG 03 2015

Amount Paid \$ 1696.00

Skagit Co. Treasurer

By *HB*

Deputy

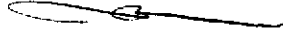
STATUTORY WARRANTY DEED
(continued)

State of Arizona

Maricopa of _____

I certify that I know or have satisfactory evidence that Jeff Hamilton is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Member of White Pass Investments, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7/28/15



Name: Faith E. Johnson
Notary Public in and for the State of AZ
Residing at: 1182 E. Erie Street G. Unit 28-295
My appointment expires: 4/15/2016



FAITH E JOHNSON
Notary Public - Arizona
Maricopa County
Expires April 15, 2016

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 200708030003, 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

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.

EXHIBIT "A"

**Exceptions
(continued)**

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.: 200512090001
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