

When recorded return to:

Thomas Anthony Bertsch and Adria Robin Bertsch,
husband and wife
12345 Bayhill Drive
Burlington, WA 98233



201508050068

Skagit County Auditor

8/5/2015 Page

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4

\$75.00

3:48PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024469

CHICAGO TITLE

620024469

STATUTORY WARRANTY DEED

THE GRANTOR(S) George A. Johnson, a married man, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Thomas ^{A. Johnson} Anthony Bertsch and Adria ^{R. Bertsch} Robin Bertsch, husband
and wife

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

Lot 5, "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): P104399 / 4618-000-005-0004

Subject to:

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

Dated: July 28, 2015

George A. Johnson

Sharon A. Johnson

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2015-3082

AUG 05 2015

Amount Paid \$6,446.00
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that George A. Johnson and Sharon A. Johnson are the person(s) who appeared before me, and said person(S) 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: August 3, 2015

Kathryn A. Freeman

Name: Kathryn A. Freeman

Notary Public in and for the State of WA

Residing at: Snahomish

My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"

Exceptions

1. 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.

2. 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.

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 **PLAT OF BAY HILL VILLAGE DIV. II**

Recording No: 9312200160

4. 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

5. 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

6. 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

7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant 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

EXHIBIT "A"

Exceptions
(continued)

covenant or restriction is permitted by law;

Recorded: March 8, 1991

Auditor's No(s): 9103080026, records of Skagit County, Washington

Executed by: Division 2 Associates

Amended by instrument(s):

Recorded: December 16, 1993

Auditor's No(s): 9312160009, records of Skagit County, Washington

8. 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, and any amendments thereto, records of Skagit County, Washington
Imposed By: Division 2 Associates
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Bay Hill Village Homeowner's Association.
11. Assessments, if any, levied by Burlington Sewer District.