



201510300167

Skagit County Auditor \$76.00
10/30/2015 Page 1 of 4 3:57PM

When recorded return to:
Russell Wildenberg and Heather Wildenberg
10916 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.: 620023553

CHICAGO TITLE
620023553 STATUTORY WARRANTY DEED

THE GRANTOR(S) BYK Construction Inc.

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Russell Wildenberg and Heather Wildenberg, Husband and Wife

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

Subject to : Covenants, Conditions, restrictions and easements of record per Exhibit "A"

Dated: October 27, 2015

BYK Construction Inc.

BY:

Paul Woodmansee

BY:

Tim Woodmansee

BY:

LeAnn Woodmansee - Treasurer, Director

By:

Alexandria Woodmansee - Secretary Director

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 4487
OCT 30 2015

Amount Paid \$ 178.35 22
Skagit Co. Treasurer
By Deputy

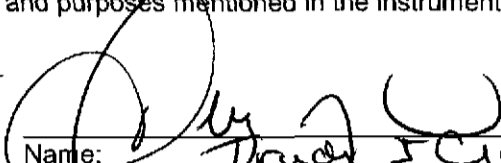
STATUTORY WARRANTY DEED

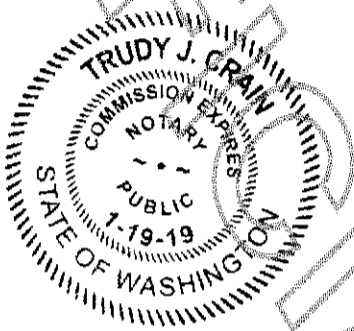
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Paul Woodmansee, Tim Woodmansee, Le Ann Woodmansee, Alexandra Woodmansee 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 Pres, V. Pres, Sec, & Treas of BYK Construction inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/29/15


Name: Trudy J Crain
Notary Public in and for the State of _____
Residing at: only in
My appointment expires: 1-19-19



UNRECORDED
STATUTORY WARRANTY DEED 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

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.: 200512090002
Regarding: Drainfield
12. Skagit County Right-to-Manage Natural Resource Lands Disclosure and the terms and conditions thereof:
Recording Date: April 10, 2015
Recording No.: 201504100256
13. City, county or local improvement district assessments, if any.
14. Dues, charges and assessments, if any, levied by Bay Meadows Homeowner's Association