

**When recorded return to:**

Kasey T. Martin and Heather L. Martin  
12317 Bayhill Drive  
Burlington, WA 98233



201601220068

Skagit County Auditor

\$76.00

1/22/2016 Page

1 of

4 1:42PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620026065

**CHICAGO TITLE**

**620026065**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Norbert Herrgesell and Linda Herrgesell, husband and wife

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

in hand paid, conveys, and warrants to Kasey T. Martin and Heather L. Martin, a married couple

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

Lot 11, "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

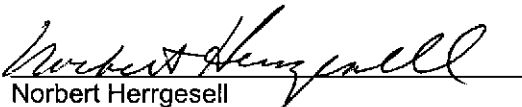
Abbreviated Legal: (Required if full legal not inserted above.)

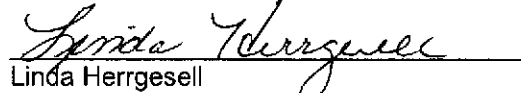
Tax Parcel Number(s): P104423 / 4618-000-011-0000.

Subject to:

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

Dated: January 20, 2016

  
Norbert Herrgesell

  
Linda Herrgesell

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016201  
JAN 22 2016

Amount Paid \$ 5612.<sup>00</sup>  
Skagit Co. Treasurer  
By  Deputy

STATUTORY WARRANTY DEED

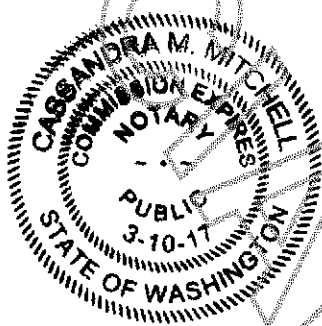
(continued)

State of WA  
County of S King

I certify that I know or have satisfactory evidence that  
Norbert Hergesell and Linda Hergesell  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 1-21-16

Cassandra M. Mitchell  
Name: Cassandra M. Mitchell  
Notary Public in and for the State of WA  
Residing at: Mt Vernon  
My appointment expires: 3-10-17



## 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

## EXHIBIT "A"

### Exceptions (continued)

source of income, as set forth in applicable state or federal laws, except to the extent that said 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. Skagit County Right to Manage Natural Resources Land Disclosure, including the terms, covenants and provisions thereof;

Recording Date: June 19, 2015

Recording No.: 201506190093

9. 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

10. City, county or local improvement district assessments, if any.

11. Assessments, if any, levied by Bay Hill Village Homeowner's Association.

12. Assessments, if any, levied by Burlington Sewer District.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.