

When recorded return to:  
David B Allen and Juliet M Allen  
12136 Muir Field Court  
Burlington, WA 98233



201603140152

Skagit County Auditor

\$76.00

3/14/2016 Page

1 of

4 3:55PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 500037627

CHICAGO TITLE

500037627

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cindy K. Trask, who acquired title as Cindy K. Randall, a married person as her separate property

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

in hand paid, conveys, and warrants to David B. Allen and Juliet M. Allen, husband and wife

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

Lot 41, "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): P104454 / 4618-000-041-0000

Subject to:

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

Dated: March 10, 2016

Cindy K. Trask  
Cindy K. Trask

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016830

MAR 14 2016

Amount Paid \$ 5,683.20  
Skagit Co. Treasurer  
By Mam Deputy

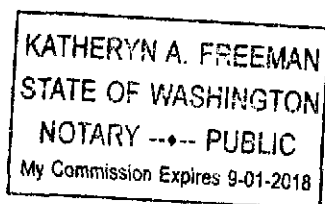
STATUTORY WARRANTY DEED  
(continued)

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Cindy K. Trask is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 11, 2016

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Spokane, WA  
My appointment 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.