

When recorded return to:  
Timothy D Loving and Tracy J Compton  
12230 Bayhill Drive  
Burlington, WA 98233



201610110167

Skagit County Auditor \$76.00  
10/11/2016 Page 1 of 4 3:32PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620029014

**CHICAGO TITLE**  
620029014

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) William D. Reinard and Shirlee A. Reinard, 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 Timothy D Loving and Tracy J Compton, husband and wife

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

Lot 27, Plat of Bay Hill Village Division 1, as per plat recorded in Volume 14 of plats, pages 166 and 167, records of Skagit County, Washington.  
Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P95878 / 4551-000-027-0006,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 4656

OCT 11 2016

Amount Paid \$ 6217.<sup>20</sup>  
Skagit Co. Treasurer  
By *Memo* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 11, 2016

William D. Reinard  
William D. Reinard

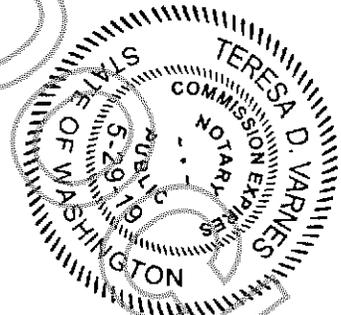
Shirlee A. Reinard  
Shirlee A. Reinard

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that William D. Reinard and Shirlee A. Reinard are the persons who appeared before me, and said persons 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: 10-11-16

Teresa D. Varnes  
Name: Teresa D. Varnes  
Notary Public in and for the State of WA  
Residing at: Lamona, WA  
My appointment expires: 5/29/19



**EXHIBIT "A"**  
Exceptions

1. 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 BAY HILL VILLAGE DIV. 1:

Recording No: 9103080025

2. Easement, including the terms and conditions thereof granted by instrument;  
Recorded: September 28, 1954  
Auditor's No.: 507233, records of Skagit County, Washington  
In favor of: Trans Mountain Oil Pipe Line Corporation  
For: Pipelines

Affects: Said premises, the exact location and extent of said easement is undisclosed of record.

3. Easement, including the terms and conditions thereof granted by instrument;  
Recorded: July 17, 1990 and July 27, 1993  
Auditor's No.: 9007170071 and 9307270053, records of Skagit County, Washington  
In favor of: Puget Sound Power and 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, parallel with and adjoining the street frontage of all lots in said plat

4. Covenants, conditions, and restrictions 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 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, a Washington General partnership

AMENDED by instrument(s):

Recorded: December 16, 1993  
Auditor's No(s): 9312160009, records of Skagit County, Washington

5. Assessments or charges and liability to further assessments or charges, including the terms

**EXHIBIT "A"**

**Exceptions  
(continued)**

covenants, and provisions thereof, disclosed in instrument(s);

Recorded: March 8, 1991

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

Imposed By: Paul E. Nolan and Margaret A. Nolan

6. Dues, charges and assessments, if any, levied by Bay Hill Village Homeowners Association.
7. Liability to future assessments, if any, levied by Burlington Sewer District.
8. City, county or local improvement district assessments, if any.