

When recorded return to:
BYK Construction Inc.

1005 Cleveland St.
Mount Vernon, WA 98273



Skagit County Auditor
11/14/2016 Page

1 of 5 \$77.00
1:48PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028343

CHICAGO TITLE
620028343

STATUTORY WARRANTY DEED

THE GRANTOR(S) Peter Janicki and Susan Janicki, 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 BYK Construction Inc., a Washington corporation

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

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

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

Lot(s): 1 SKAGIT COUNTY SHORT PLAT NO. PL06-1052 Tax/Map ID(s):

Tax Parcel Number(s): P33709 / 350302-4-006-0000,

Subject to:

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

Dated: October 27, 2016

Peter Janicki

Susan Janicki

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20165144
NOV 14 2016

Amount Paid \$1,073.00
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 Peter Janicki and Susan Janicki 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: October 28, 2016

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

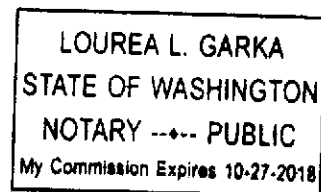


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P33709 / 350302-4-006-0000

Lot 1 of SKAGIT COUNTY SHORT PLAT NO. PL-06-1052 recorded under Auditor's File No. 200808120115, records of Skagit County, Washington; being a portion of Tracts A and B of Skagit County Short Plat No. 41-77, Auditor's File No. 861565, records of Skagit County, Washington, located in the South Half of the Southeast Quarter of Section 2, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington.

EXHIBIT "B"

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 SKAGIT COUNTY SHORT PLAT NO. 41-77:

Recording No: 861565

2. Terms, conditions, and restrictions of that instrument entitled Plat Lot of Record Certification;
Recorded: January 9, 2007
Auditor's No(s): 200701090011, records of Skagit County, Washington
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 24, 2008
Auditor's No(s): 200804240006, records of Skagit County, Washington
For: Ingress, egress and utilities
4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 10, 1912
Auditor's No.: 92839, records of Skagit County, Washington
In favor of: Pacific Telephone & Telegraph Company
For: Pole line right-of-way
Affects: The West 5 feet of said premises and other property
5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 10, 1964 and August 3, 1966
Auditor's No.: 645265 and 686277, records of Skagit County, Washington
In favor of: Olympic Pipe Line Company
For: Pipelines with rights of ingress and egress

Note: Exact location and extent of easement is undisclosed of record.

6. 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 SKAGIT COUNTY SHORT PLAT NO. PL-06-1052:

Recording No: 200808120115

7. Restrictive Covenant including the terms, covenants and provisions thereof

EXHIBIT "B"

Exceptions (continued)

Recording Date: August 24, 2007
Recording No.: 200708240150

8. 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: August 12, 2008
Auditor's No(s): 200808120118, records of Skagit County, Washington

AMENDED by instrument;

Recorded: September 19, 2008
Auditor's No.: 200809190124, records of Skagit County, Washington

9. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: August 12, 2008
Recording No.: 200808120116

10. Protected Critical Area Easement including the terms, covenants and provisions thereof

Recording Date: August 12, 2008
Recording No.: 200808120117

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