

When recorded return to:
Emily Mallahan
14363 Roadrunner Lane
Burlington, WA 98233



201704240158

Skagit County Auditor

\$76.00

4/24/2017 Page

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4 3:22PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029890

CHICAGO TITLE
1020029890

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nathaniel S. Price and Amber L. Price, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Emily Mallahan, an unmarried woman

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

Lot 20, 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): P123862/ 4876-000-020-0000

Subject to:

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

Dated: April 17, 2017

Nathaniel S. Price

Amber L. Price

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171680

APR 24 2017

Amount Paid \$ 10,240.00
Skagit Co. Treasurer
By *Mmm* Deputy

STATUTORY WARRANTY DEED

(continued)

State of WA

County of SKAgord

I certify that I know or have satisfactory evidence that

Nathaniel S. Price Amber L Price
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: April 21, 2017

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

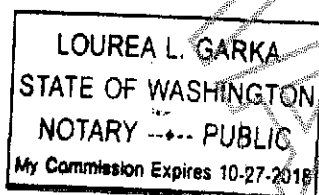


EXHIBIT "A"
Exceptions

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. 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.
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: March 29, 2006
Auditor's No(s): 200603290042, records of Skagit County, Washington
4. 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
5. 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
6. 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.
7. 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.
8. 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
9. 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

EXHIBIT "A"

Exceptions
(continued)

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

10. Lot Certification including the terms, covenants and provisions thereof

Recording Date: November 28, 2005
Recording No.: 200511280178
Affects: Plat
11. Agreement for on-site sewage system including the terms, covenants and provisions thereof

Recording Date: May 4, 2010
Recording No.: 201005040022
12. Notice and Acknowledgement Airport and Aircraft operations and Noise Disclosure including the terms, covenants and provisions thereof

Recording Date: July 13, 2010
Recording No.: 201007130051
13. City, county or local improvement district assessments, if any.
14. Dues, charges and assessments, if any, levied by Bay Meadows Homeowner's Association