

When recorded return to:
Barbara Burnette
12254 Bayhill Drive
Burlington, WA 98233



Skagit County Auditor \$76.00
5/5/2017 Page 1 of 4 9:41AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030470

CHICAGO TITLE
620030470

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lawrence E. Nuttal, an unmarried man, who acquired title as Lawrence E. Nuttal, who are one in the same

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Barbara Burnette, a married woman as her sole and separate property

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

Lot 26, PLAT OF 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.
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P104439 / 4618-000-026-0005,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171930
MAY 05 2017

Amount Paid \$ 6710.⁶⁵
Skagit Co. Treasurer
By *Nam* Deputy

STATUTORY WARRANTY DEED
(continued)

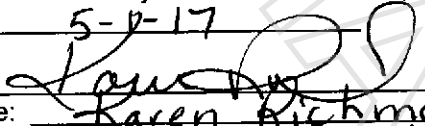
Dated: April 25, 2017



Lawrence E. Nuttal

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Lawrence E. Nuttal is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-17-17


Name: Karen Richmond
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: 7.15.20

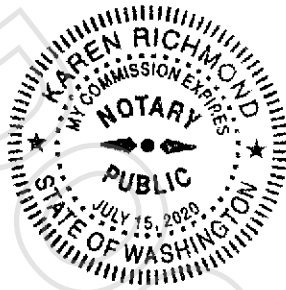


EXHIBIT "A"
Exceptions

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

3. 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

4. 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 HILL VILLAGE DIVISION 2:**

Recording No: 9312200160

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;
Recorded: July 17, 1990
Auditor's No.: 9007170071, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary

EXHIBIT "A"

Exceptions
(continued)

appurtenances

Affects: The exterior 10 feet, parallel with and adjoining the street frontage, of all lots of Bay Hill Village Div. II

7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
- Recorded: March 8, 1991
Auditor's No(s): 9103080026, records of Skagit County, Washington
Executed by: Division 2 Associates

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 16, 1993
Recording No.: 9312160009

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, records of Skagit County, Washington
Imposed By: Division 2 Associates
9. Dues, charges, and assessments, if any, levied by Bay Hill Village Homeowner's Association.
10. Liability to future assessments, if any, levied by Burlington Sewer District.
11. City, county or local improvement district assessments, if any.