

When recorded return to:  
Stephen L. Bounds  
P.O. Box 1091  
Burlington, WA 98233



201706150088

Skagit County Auditor \$75.00  
6/15/2017 Page 1 of 3 3:35PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
620029954

Escrow No.: 620029954

### STATUTORY WARRANTY DEED

THE GRANTOR(S) BYK Construction, Inc. A Washington Corporation  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Stephen L. Bounds, an unmarried person

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

The South 164.38 Feet of the East 265 Feet of Tract A, SKAGIT COUNTY SHORT PLAT NO.  
41-77, approved July 27, 1977, and recorded July 28, 1977, in Volume 2 of Short Plats, page 92,  
under Auditor's File No. 861565, records of Skagit County, Washington; being a portion of 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.

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

Tax Parcel Number(s): P33712 / 350302-4-006-0307,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20172641  
JUN 15 2017

Amount Paid \$10,149.22  
Skagit Co. Treasurer  
By *Idm* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: May 23, 2017

BYK Construction, Inc.

BY: [Signature]  
Paul Woodmansee President, Director

BY: [Signature]  
Tim Woodmansee Vice-President, Director

BY: [Signature]  
LeAnn Woodmansee Treasurer, Director

BY: [Signature]  
Alexandria Woodmansee Secretary, Director

State of WA  
County of Skaagit

I certify that I know or have satisfactory evidence that Paul Woodmansee, LeAnn Woodmansee, Tim Woodmansee, Alexandria Woodmansee is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Pres, VP, Treasurer, Sec of BYK Construction, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5-25-17



[Signature]  
Name: Martin E. Lehr  
Notary Public in and for the State of WA  
Residing at: La Conner  
My appointment expires: 2-9-19

**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Olympic Pipe Line Company
Purpose:	Pipe line , together with right of ingress and egress
Recording Date:	November 4, 1963 and July 14, 1964
Recording No.:	645265 and 686277
Affects:	Undisclosed portion of the South half of Southeast Quarter
2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
  
Recording Date: August 12, 2008  
Recording No.: 200808120118  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: September 19, 2008  
Recording No.: 200809190124
3. Lot of record certification  
  
Recorded: January 9, 2007  
Recording No.: 20701090011
4. Restrictive Covenant including the terms, covenants and provisions thereof  
  
Recording Date: August 24, 2007  
Recording No.: 200708240150
5. Boundary line adjustment deed including the terms, covenants and provisions thereof  
  
Recording Date: August 24, 2007  
Recording No.: 200708240149
6. The terms and conditions thereof: Protected Critical Area Site Plan  
  
Recording Date: September 12, 2016  
Recording No.: 201609120134
7. City, county or local improvement district assessments, if any.