

When recorded return to:

Sukhwant S. Cheema and Rajwant Kaur
15312 SR 536
Mount Vernon, WA 98273



201706260193

Skagit County Auditor

\$76.00

6/26/2017 Page

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4 3:39PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030576

CHICAGO TITLE

620030576

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert W. Terwilliger and Carol W. Terwilliger, 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 Sukhwant S. Cheema and Rajwant Kaur, husband and wife

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

Lot 30, 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): P123872/ 4876-000-030-0000

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20172829

JUN 26 2017

Amount Paid \$ 11,530.50


Skagit Co. Treasurer


By HB

Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 20, 2017



Robert W. Terwilliger


Carol W. Terwilliger
m. cr

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Robert W. Terwilliger and Carol ^M Terwilliger 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: June 23rd, 2017


Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Spanaway CO
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

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

EXHIBIT "A"

Exceptions (continued)

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
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: October 22, 2010
Recording No.: 201010220072
12. City, county or local improvement district assessments, if any.
13. Dues, charges and assessments, if any, levied by Bay Meadows Homeowner's Association