



201709220056

Skagit County Auditor

9/22/2017 Page

1 of

\$77.00

4 10:37AM

## Return Address:

Nikole E.A. Knauff and Michael W. Neuterman  
16597 Augusta Ln  
Burlington, WA 98233

## QUIT CLAIM DEED

## Reference No.:

## Grantor(s):

Nikole E.A. Knauff, a married woman as her separate estate

## Grantee(s):

Nikole E.A. Knauff and Michael W. Neuterman, and the marital  
community comprised thereof

## Legal Description (abbrev.):

(full legal below)

## Assessor's Tax Parcel ID#:

4618-000-039-0008

The GRANTOR, Nikole E.A. Knauff, a married woman as her separate estate, for and in consideration for love and affection, conveys and quitclaims to Nikole E.A. Knauff and Michael W. Neuterman, and the marital community comprised thereof, the following described real estate situated in the County of Skagit, State of Washington:

Lot 39, "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.

Situate in Skagit County, Washington.

Tax Parcel Number(s): P104452, 4618-000-039-0008

Subject to: Attached EXHIBIT A (attached hereto and made a part hereof)

together with all after acquired title of the Grantor(s) herein.

IN WITNESS WHEREOF, the Grantor, Nikole E.A. Knauff, has caused this instrument to be executed as of the 21 day of September, 2017.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20174473  
SEP 22 2017

Nikole E.A. Knauff  
Nikole E.A. Knauff

Amount Paid \$ 0  
By M Skagit Co. Treasurer  
Deputy

Page 1

I certify that I know or have satisfactory evidence that NIKOLE E.A. KNAUFT is the person who appeared before me and said persons acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

A circular notary seal for Charity L. Bernard, a Notary Public in the State of Washington. The seal features her name "CHARITY L. BERNARD" at the top, "COMMISSION EXPIRES" in the upper middle, "NOTARY PUBLIC" in the center, "STATE OF WASHINGTON" at the bottom, and the expiration date "01-28-13" at the bottom center. The seal is surrounded by a decorative border of small dots.

Page 2

**Exhibit A**

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.

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

The legal description contained in said easement is not sufficient to determine its exact location within said premises.

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

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 17, 1990  
Auditor's No(s): 9007170071, 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: The exterior 10 feet, parallel with and adjoining the street frontage, of all lots of Bay Hill Village  
Div: III

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



201412120068

Skagit County Auditor

\$75.00

11/10/2014 Page

3 of

4 3:30PM

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

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

Said instrument is a re-recording of instrument (s);

Recorded: December 16, 1993  
Auditor's File No(s): 9312160009, records of Skagit County, Washington

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

Dues, charges, and assessments, if any, levied by Bay Hill Village Homeowner's Association.

Liability to future assessments, if any, levied by Burlington Sewer District.

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



201412120068