

When recorded return to:

Greg R. Van Zandt and Sara Van Zandt
PO Box 400
Burlington, WA 98233



201711060130

Skagit County Auditor

\$80.00

11/6/2017 Page

1 of

7 2:45PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 500062726

CHICAGO TITLE

500062726

STATUTORY WARRANTY DEED

THE GRANTOR(S) Clinton E. Carnell and Jacqueline Carnell, who acquired title as Jacqueline Van Vliet, who are one in the same, 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 Greg R. Van Zandt and Sara Van Zandt, husband and wife

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

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

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

Unit(S): 101 Condo: Bayside East

Tax Parcel Number(s): P83108 / 4471-000-101-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175240

NOV 06 2017

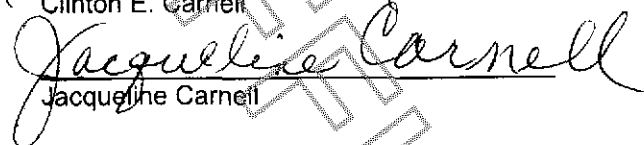
Amount Paid \$ 9795.00
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 25, 2017



Clinton E. Carnell



Jacqueline Carnell

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Clinton E. Carnell and Jacqueline Carnell, who acquired title as Jacqueline Van Vliet, who are one in the same, husband and wife 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: 10-26-2017

Name: Jennifer J. Lind

Notary Public in and for the State of WA

Residing at: POW

My appointment expires: 10/01/18

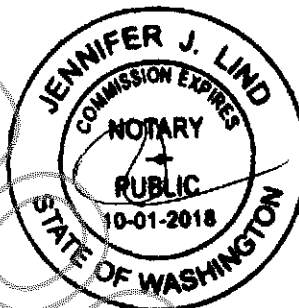


EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P83108 / 4471-000-101-0000

Unit 101, BAYSIDE EAST, according to the Declaration thereof recorded December 18, 1984 recorded under Auditor's File No. 8412180020, and any amendments thereto, and Survey Map and Floor Plans recorded December 18, 1984, under Auditor's File No. 8412180018, in Volume 13 of Plats, pages 122 through 125, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Dues, charges and assessments, which may be imposed by Skyline Beach Club, Inc., a non-profit corporation, the lien of which is deemed to be a scheme of general development of the area.
2. Any lien or liens that may arise or be created in consequence of or pursuant to an Act of the legislature of the State of Washington entitled "An Act prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State," approved March 9, 1893.
Affects: Tidelands
3. Exceptions and reservations contained in Deed from the State of Washington, under which title to said tidelands is claimed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Auditor's No.: 91959, records of Skagit County, Washington
Affects: Tidelands
4. Right of the State of Washington or any grantee or lessee thereof, upon paying reasonable compensation, to acquire the right of way for private railroads, skid roads, flumes, canals, water courses, or other easements for transporting and moving timber, stone, minerals, or other products from other lands, contained in Deed from the State of Washington;
Auditor's No.: 91959, records of Skagit County, Washington
Affects: Tidelands
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 26, 1962
Auditor's No(s): 617291, 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: We are unable to determine the exact location of said easement
6. Terms, conditions and provisions, as set forth in that certain "Clarification Deed of Easement";
Auditor's No.: 7908080063, records of Skagit County, Washington
Grantor: Skyline Marine Owners Association
Grantee: Skyline Associates
7. Provisions and conditions contained in the Dedication of the Plat of Skyline No. 19, according to the plat thereof recorded in Volume 13 of Plats, page 19, records of Skagit County, Washington, as follows:

Right of the public to make all necessary slopes for cuts and fills, and the right to continue to drain said streets, roads and ways shown hereon; Also, following original reasonable grading of road and ways herein, no drainage waters on any lot or lots shall be diverted or blocked

EXHIBIT "B"

Exceptions (continued)

from their natural course so as to discharge upon any public road right-of-way, or hamper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

8. 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: August 14, 1980
Auditor's No(s): 8008190071, records of Skagit County, Washington
Executed By: Skyline Associates
Affects: The Plat of Skyline No. 19, Volume 13 of Plats, page 19
9. Covenants, conditions, and restrictions contained in instrument(s), 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: August 14, 1980
Auditor's No(s): 8008190072, records of Skagit County, Washington
Executed By: Skyline Associates
As Follows: The Plat of Skyline No. 19, Volume 13 of Plats, page 19
10. Easement Agreement, including the terms and conditions thereof; entered into;
By: Harold Mousel
And Between: Skyline Associates, et al
Recorded: July 31, 1981
Auditor's No.: 8107310041, records of Skagit County, Washington
Providing: For a right-of-way, restrictions and obligations relating to access to the herein described premises
11. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 31, 1984
Auditor's No(s): 8408310010, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corporation
For: Oil and gas pipelines
Affects: The South Half of Tract B, Skyline No. 18
12. An easement affecting the portion of said premises and for the purposes stated herein and incidental purposes, delineated on the face of Short Plat recorded under Auditor's File No. 8410240028, in Volume 6 of Short Plats, page 184, records of Skagit County, Washington;
For: Existing underground cables
Affects: As shown thereon and located

EXHIBIT "B"

Exceptions (continued)

13. An easement affecting the portion of said premises and for the purposes stated herein, and incidental purposes, delineated on the face of Short Plat recorded under Auditor's File No. 8410240028, in Volume 6 of Short Plats, page 184, records of Skagit County, Washington;
For: Existing underground cables
Affects: As shown thereon and located
14. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant 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 law;
Recorded: December 18, 1984
Auditor's No.: 8412180020, records of Skagit County, Washington
- AMENDED by instrument(s):
Recorded: June 20, 2003, May 20, 2005 and June 26, 2008
Auditor's No(s): 200306200069, 200505200042 and 200806260060 records of Skagit County, Washington
15. Any assessment now or hereafter levied under the provisions of the Condominium Declaration for the Condominium hereinafter named (or any amendment thereto) or under the By-Laws adopted pursuant to said Declaration,
Condominium: Bayside-East
16. Easement delineated on the face of said plat;
For: Common driveway
Affects: As shown and located
17. Recital contained on the face of said plat, as follows:

All of the existing and future access and utility facilities shown on this drawing and on the "Survey Map" of "Bayside Short Plat" are to be shared with the existing and proposed developments on all three tracts of "Bayside Short Plat", unless noted and/or designated otherwise.
18. Easement Agreement and Maintenance Obligation, including the terms and conditions thereof; entered into;
By: Harold W. Mousel and Violet J. Mousel, husband and wife
And Between: Bayside East Condominium Association, a Washington non-profit corporation
Recorded: November 15, 1990
Auditor's No.: 9011150091, records of Skagit County, Washington
Providing: Reciprocal Easement rights and maintenance requirements (reference should be made to the record for full particulars)
19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

EXHIBIT "B"

Exceptions
(continued)

document:

Granted to: Comcast of Washington IV, Inc.
Purpose: Broadband communication systems
Recording Date: February 14, 2007
Recording No.: 200702140050

20. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
21. City, county or local improvement district assessments, if any.
22. Assessments, if any, levied by Skyline Beach Club.
23. Assessments, if any, levied by Bayside East Homeowners Association.
24. Assessments, if any, levied by City of Anacortes.