

When recorded return to:
Jeremy Leishman and Erica Leishman
13515 NE 78th Pl
Redmond, WA 98052



201805140097

05/14/2018 11:31 AM Pages: 1 of 9 Fees: \$82.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034601

CHICAGO TITLE
620034601

STATUTORY WARRANTY DEED

THE GRANTOR(S) No Wake Lakes, 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 Jeremy Leishman and Erica Leishman, a married couple

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

Lot 3, Plat of Bow Hill Lake, according to the plat thereof, recorded in Volume 16 of plats, pages 224 and 225, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P113076 / 4712-000-003-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20181966
MAY 14 2018

Amount Paid \$ 4,188.00
Skagit Co. Treasurer
By *JLM* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 10, 2018

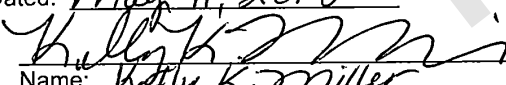
No Wakes Lakes, Inc.

BY: 
Doug Spady
President

BY: 
Julie Spady
Secretary

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Doug Spady and Julie Spady are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as President and Secretary, respectively, of No Wake Lakes, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 11, 2018

Name: Kelly K. Miller
Notary Public in and for the State of WA
Residing at: Mount Vernon
My appointment expires: 9-9-2020

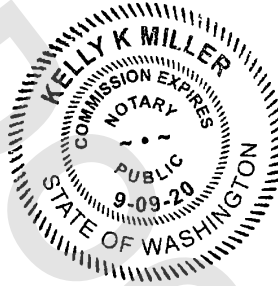


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads and where water might take a natural course

2. Easement, including the terms and conditions thereof, reserved by instrument(s);

Recorded: June 28, 1943
Auditor's No(s): 367853, records of Skagit County, Washington
In favor of: Bloedel Donovan Timber Company, a Washington corporation
For: Road purposes

Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 10, 1954
Auditor's No(s): 506570, records of Skagit County, Washington
In favor of: Trans Mountain Oil Pipe Line Corporation
For: Right to construct, maintain pipeline or lines, etc.

Note: Exact location and extent of easement is undisclosed of record.

4. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: April 28, 1955
Auditor's No(s): 517040, records of Skagit County, Washington
In favor of: Trans Mountain Oil Pipe Line Corp.
For: Oil pipeline

Note: Exact location and extent of easement is undisclosed of record.

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 16, 1954
Auditor's No(s): 506567, records of Skagit County, Washington
In favor of: Trans Mountain Oil Pipe Line Corporation
For: Oil pipeline

Note: Exact location and extent of easement is undisclosed of record.

6. Easement, including the terms and conditions thereof, granted by instrument(s);

EXHIBIT "A"Exceptions
(continued)

Recorded: September 11, 1990
 Auditor's No(s): 9009110024, records of Skagit County, Washington
 In favor of:
 For: Electric transmission and/or distribution line,
 together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

7. Easement, including the terms and conditions thereof, conveyed by instrument;

Recorded: April 20, 1994
 Auditor's No.: 9404200069, records of Skagit County, Washington
 In favor of: Dennis Hamilton and Patricia Hamilton, husband and wife
 For: Ingress, egress and utilities
 Affects: A 60 foot strip beginning at the Southwest corner of
 said plat and running in an Easterly and Northerly direction

Amended by instrument(s):

Recorded: November 7, 1994
 Auditor's No(s): 9411070071

8. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: November 7, 1994
 Auditor's No.: 9411070071, records of Skagit County, Washington
 In favor of: Dennis Hamilton and Patricia Hamilton, husband and wife
 For: Ingress, egress and utilities
 Affects: A 60 foot strip in Government Lot 1 and the Northeast
 Quarter of the Northwest Quarter in Section 30 and the
 South 40 feet of the Southwest Quarter in Section 19

9. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: November 7, 1994
 Auditor's No.: 9411070072, records of Skagit County, Washington
 In favor of: Wade R. Dann and Leslie A. Dann, husband and wife
 For: Non-exclusive 40 foot easement for ingress, egress and utilities
 Affects: The South 40 feet of Government Lot 4 in Section 19,
 Township 36 North, Range 4 East of the Willamette Meridian
 West of the man-made lake

10. Easement, including the terms and conditions thereof, declared by instrument;

Recorded: February 9, 1998
 Auditor's No.: 9802090153, records of Skagit County, Washington
 In favor of: Plat of Bow Hill Lake

EXHIBIT "A"Exceptions
(continued)

For: Ingress, egress and utilities
Affects: Said premises and other property

Said easement contains, among other things, provisions for maintenance by the common users.

11. Easement, including the terms and conditions thereof, granted by instrument;
- Recorded: April 22, 1999
Auditor's No.: 9904220155, records of Skagit County, Washington
In favor of: Dennis Hamilton and Patricia Hamilton, husband and wife
For: Use of lake and access to the road around Bow Hill Lake
Affects: Portion of said premises and other property
12. 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 face of said PLAT BOW HILL LAKE:
- Recording No: 199802090152
13. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) condemned by proceedings:
- Under: Skagit County Superior Court Cause No. 26638
To: State of Washington
Affects: Said short plat
14. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed
- Recorded: January 8, 1979
Auditor's No.: 894385, records of Skagit County, Washington
To: State of Washington
Affects: Said short plat
15. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed
- Recorded: November 26, 1958
Auditor's No.: 573372, records of Skagit County, Washington
To: State of Washington
Affects: Southwest quarter 19-36N-4E

EXHIBIT "A"

Exceptions
(continued)

16. 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 face of Short Plat No. 94-021:

Recording No: 9501170109

17. Agreement, including the terms and conditions thereof; entered into;

By: Wade R. Dann and Leslie Dann, husband and wife
 And Between: Denny Hamilton and Toni Hamilton, husband and wife
 Recorded: April 20, 1994
 Auditor's No.: 9404200070, records of Skagit County, Washington
 Providing: For, but not limited to, a future conveyance by the Hamiltons to the Danns in fee simple of the existing access road to Bow Hill Lake and until such conveyance is made, the Hamiltons grant to the Danns an easement over said access road
 Affects: Said plat, the exact location and extent of said easement is undisclosed
 of record

18. Agreement, including the terms and conditions thereof; entered into;

By: Wade Dann
 And Between: Skagit County
 Recorded: May 9, 1994
 Auditor's No.: 9405090067, records of Skagit County, Washington
 Providing: Variance regarding construction of subdivision road not meeting county standards
 Affects: Said plat

19. Agreement, including the terms and conditions thereof; entered into;

By: Wade R. Dann and Leslie A. Dann
 And Between: All lot owners present and future
 Recorded: March 1, 1995
 Auditor's No.: 9503010033, records of Skagit County, Washington
 Providing: All lot owners, present and future, fund the entire cost of any maintenance required to maintain the 60-foot wide Bow Lake Lane to Skagit County standards

20. Agreement, including the terms and conditions thereof; entered into;

EXHIBIT "A"

Exceptions
(continued)

- By: Wade Dann and Leslie Dann, husband and wife
 And Between: Skagit County
 Recorded: July 10, 1995
 Auditor's No.: 9507100103, records of Skagit County, Washington
 Providing: Alternative sewage system installations
21. Agreement, including the terms and conditions thereof; entered into;
- By: Dennis Hamilton and Patricia Hamilton, husband and wife
 And Between: Wade R. Dann and Leslie Dann, husband and wife
 Recorded: April 22, 1999
 Auditor's No.: 9904220154, records of Skagit County, Washington
 Providing: Easement agreement
22. Agreement, including the terms and conditions thereof; entered into;
- By: Dennis Hamilton and Patricia Hamilton, husband and wife
 And Between: Wade R. Dann and Leslie Dann, husband and wife
 Recorded: April 22, 1999
 Auditor's No.: 9904220155, records of Skagit County, Washington
 Providing: Easement agreement
23. Terms and conditions of that instrument;
- Recorded: April 11, 1997
 Auditor's No.: 9704110016, records of Skagit County, Washington
 Application No.: 96-0346
 Regarding: Approval of Bow Hill Lake preliminary plat
24. Terms and conditions of that instrument;
- Recorded: April 11, 1997
 Auditor's No.: 9704110017, records of Skagit County, Washington
 Variance No.: VA-97-0052
 Regarding: Requirements on road construction
25. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recorded: April 20, 1994
 Auditor's No(s).: 9404200070, records of Skagit County, Washington
 In favor of: Toni Hamilton and Denny Hamilton; and Wade Dann and Leslie Dann
 For: Enjoyment of Bow Hill Lake
 Affects: Bow Hill Lake and access road serving said plat
26. Agreement, including the terms and conditions thereof; entered into;

EXHIBIT "A"

Exceptions
(continued)

By: Wade and Leslie Dann
 And Between: Partners of Bow Hill Lake Partnership
 Recorded: September 30, 1996
 Auditor's No.: 9609300095, records of Skagit County, Washington
 Providing: Development of property located at Bow Hill Lake

27. 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.
28. Terms, conditions, and restrictions of that instrument entitled Declaration of Covenant;
 Recorded: September 10, 2002
 Auditor's No(s): 200209100205
29. Terms, conditions, and restrictions of that instrument entitled Restrictive Covenant;
 Recorded: September 10, 2002
 Auditor's No(s): 200209100206
30. Terms, conditions, and restrictions of that instrument entitled Restrictive Covenant;
 Recorded: July 19, 2002
 Auditor's No(s): 200207190105
31. Plat Lot of Record Certification, including the terms, covenants and provisions thereof;
 Recording Date: October 27, 2014
 Recording No.: 201410270118
32. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Puget Sound Energy, Inc.
 Purpose: Utilities
 Recording Date: June 15, 2017
 Recording No.: 201706150054
 Affects: As now constructed, to be constructed, extended or relocated
33. 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

EXHIBIT "A"

Exceptions
(continued)

permitted by applicable law, as set forth in the document

Recording Date: June 27, 2016
Recording No.: 201606270016

34. City, county or local improvement district assessments, if any.
35. Dues, charges, and assessments, if any, levied by Bow Hill Lake Partnership.