

When recorded return to:  
Paul Nelson and Jackie Nelson  
PO Box 1667  
Mount Vernon, WA 98273



201807030119

07/03/2018 03:47 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Recorded at the request of:  
Guardian Northwest Title  
File Number: 116168

Statutory Warranty Deed **GUARDIAN NORTHWEST TITLE CO.**  
116168

THE GRANTORS David V. Ellison and Tina K. Ellison, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION as part of a 1031 tax deferred exchange in hand paid, conveys and warrants to SEAS Holding LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 8, Bay Hill Village Division No. 1

Tax Parcel Number(s): P95839, 4551-000-008-0007

Lot 8, "PLAT OF BAY HILL VILLAGE DIVISION NO. 1", as per plat recorded in Volume 14 of Plats, pages 166 and 167, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 7.3.18

David Ellison

Tina Ellison

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20182928  
JUL 03 2018

Amount Paid \$6,484.20  
By ME Skagit Co. Treasurer  
Deputy

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that David Ellison and Tina Ellison, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7.3.18



Eleanor Romero  
Printed Name: ~~Eleanor Romero~~ Eleanor Romero  
Notary Public in and for the State of Washington  
Residing at mt. Vernon  
My appointment expires: ~~6/23/2019~~ 6/23/2021

## EXHIBIT 'A'

**EXCEPTIONS:****A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Public Utility District No. 1 of Skagit County  
 Recorded: June 14, 1962  
 Auditor's No.: 622797  
 Purpose: Pipeline  
 Area Affected: The East 16.5 feet of the plat. (Tracts A, 1 - 11)

**B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Trans Mountain Oil Pipe Line Corporation  
 Recorded: September 28, 1954  
 Auditor's No.: 507233  
 Purpose: Pipeline  
 Area Affected:

By document recorded under Auditor's File No. 714476, the right-of-way for said easement was designated to be the West 50 feet of the North 405 feet of Government Lot 2, of Section 2, Township 34 North, Range 3 East, W.M.

**C. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company  
 Dated: November 23, 1935  
 Recorded: March 6, 1936  
 Auditor's No.: 276866, Volume 169 of Deeds, page 80  
 Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way  
 Location: A strip of land the exact width of which is not disclosed on the record, the centerline of which is described as follows:

Beginning at a point 4 feet West of the Southeast corner of Government Lot 2 on the South line thereof; thence North parallel to the East line of said Lot 2 to the North line thereof.

Said easement among other things contains provisions against blasting within 300 feet of said easement.

## D. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company  
 Recorded: July 17, 1990  
 Auditor's No.: 9007170071  
 Purpose: Right to enter said premises to operate maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
 Location: Exterior 10 feet parallel with and adjoining street frontage of all Lots in said plat.

## E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Robert E. Brooker and Catherine Brooker, husband and wife  
 Dated: October 20, 1989  
 Recorded: October 27, 1989  
 Auditor's No.: 8910270085  
 Purpose: Ingress and egress

Beginning at a point 1050 feet East of the Northwest corner of said Government Lot 2; thence South approximately 660 feet to the South line of the North 1/2 of said Lot; thence 60 feet East along the said South line of the North 1/2 of said Lot; thence North approximately 660 feet to the North line of the North 1/2 of said Lot; thence West 60 feet to the true point of beginning.

(Affects Lots 57, 58 and streets)

## F. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Bay Hill Village Division 1  
 Recorded: March 8, 1991  
 Auditor's No: 9103080025

## G. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: March 8, 1991  
 Auditor's No: 9103080026  
 Executed by: Paul E. Nolan and Margaret A. Nolan, husband and wife

## ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: December 15, 1993 and June 7, 2008  
 Recorded: December 16, 1993 and October 13, 2008  
 Auditor's Nos.: 9312160009 and 200810130118

H. Terms, conditions and provisions of the Bylaws for Bay Hill Village, as disclosed by Covenants filed under Auditor's File No. 9103080026.