



201807050053

07/05/2018 02:10 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When Recorded, Return To:
Kevin Michael Casey
10852 Bay Meadows Lane
Burlington WA 98233

QUIT CLAIM DEED

Grantor: Krystal Dawn Casey, as her separate estate
Grantee: Kevin Michael Casey, as his separate estate

Legal Description: Lot 4, "Bay Meadows", according to plat thereof recorded on November 28, 2005, under Auditor's File No. 200511280180, records of Skagit County, Washington.

Together with drainfield easements for Lots 1, 2, 4, 5, and 6 respectively, as delineated on the face of said Plat and granted by Easements recorded December 9, 2005, under Auditor's File No. 200512090001, 200512090002, 200512090004, 200512090005, and 200512090006 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.

Assessor's Property Tax Parcel or Account No: P123846, 4876-000-004-0000

Reference Nos of Documents
Assigned or Released: N/A

Conveyance:

For and in consideration of fulfillment of the terms of a Decree of Dissolution entered in Skagit County Superior Court under Skagit County Cause No. 18-3-00165-29 on the 29th day of June, 2018, Grantor conveys and quit claims to the Grantee, a single man, as his separate estate, the above described real estate, situated in Skagit County, State of Washington, together with all after acquired title of the grantor.

Dated this 15 day of June, 2018.

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

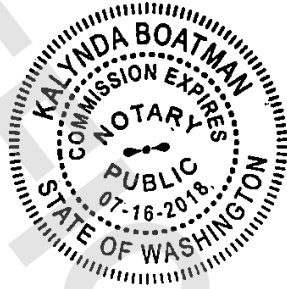
20182433
JUL 05 2018

Krystal Casey
Krystal Casey
Krystal Dawn Casey

Amount Paid \$0
Skagit Co. Treasurer
By *mem* Deputy

STATE OF WASHINGTON } ss.
COUNTY OF SKAGIT }

On this 15 day of June, 2018, personally appeared before me Krystal Dawn Casey, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned. WITNESS my hand and official seal hereto affixed the date and year above written.



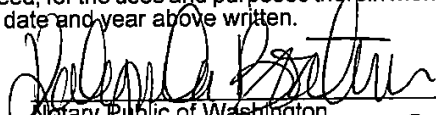

Notary Public of Washington.
My commission expires: 7/16/18

EXHIBIT A**EXCEPTIONS:****A. RESERVATION CONTAINED IN DEED:**

Executed by: J.P. McKay and Estella McKay, his wife
 Recorded: October 27, 1911
 Auditor's No.: 87247 (Vol. 86, page 187)
 As Follows: "... the parties of the first part reserve the right to use water from well."

B. RESERVATION CONTAINED IN DEED:

Executed by: C.H. Graff and Bertha Graff, husband and wife
 Recorded: August 22, 1950
 Auditor's No.: 449911
 As Follows: "The Grantors permanently reserve the right to drain their property lying North from the within described real property, across the within described property from North to South, along, through and over a ditch, that is now constructed and upon said land. Also reserving the right to go upon said real property for keeping said ditch open and keeping repairs thereto."

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
 Recorded: January 10, 2005
 Auditor's No.: 200501100132
 Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity."

Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
 Dated: September 30, 2005
 Recorded: November 28, 2005
 Auditor's No.: 200511280175
 Purpose: Protected Critical Area
 Area Affected: Tracts Y and Z of the Plat of Bay Meadows

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Port of Skagit County
Dated: November 28, 2005
Recorded: November 28, 2005
Auditor's No.: 200511280176
Purpose: The free and unrestricted passage and flight of aircraft across and about the airspace, over or in the vicinity of the property

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

Dated: November 28, 2005
Recorded: November 28, 2005
Auditor's No.: 200511280177
Executed By: Bay Meadows LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: March 28, 2006 and not disclosed
Recorded: March 29, 2006 and August 8, 2007
Auditor's No.: 200603290042 and 200708080003

G. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS EFFECTS.

Recorded: November 28, 2005
Auditor's No.: 200511280178

H. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: November 28, 2005
Auditor's No.: 200511280179
Regarding: Operation and Maintenance Manual for the Stormwater Collection System and Detention System

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

I. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Bay Meadows
Recorded: November 28, 2005
Auditor's No.: 200511280180

J. Any tax, fee, assessments or charges as may be levied by Bay Meadows Homeowner's Association.

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Bay Meadows, LLC
Recorded: December 9, 2005
Auditor's No.: 200512090001, 200512090002, 200512090004,
200512090005 and 200512090006
Purpose: Drainage
Area Affected: Lots 1, 2, 4, 5 and 6

L. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: May 4, 2010
Auditor's No.: 201005040022
Regarding: Notice of On-Site Sewage System Maintenance

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

M. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: July 13, 2010
Auditor's No.: 201007130051
Regarding: Airport and Aircraft Operations and Noise Disclosure

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.