

When recorded return to:
Russell William Wildenberg and Heather Nicole
Wildenberg
14393 Road Runner Lane
Burlington, WA 98233



201810160078

10/16/2018 01:20 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036116

CHICAGO TITLE
620036116

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott Kohlmeier and Brandy Kohlmeier, 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 Russell William Wildenberg and Heather Nicole Wildenberg, a
married couple

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

Lot 19, BAY MEADOWS, according to the Plat thereof recorded on November 28, 2005, under
Auditor's File No. 200511280180, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P123861 / 4876-000-019-0000

Subject to:

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


SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


20184599
OCT 16 2018

Amount Paid \$ 3,711.00
Skagit Co. Treasurer
By *Chad* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 1, 2018

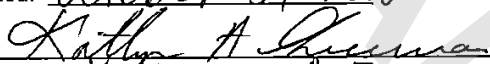


Scott Kohlmeier


Brandy Kohlmeier

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Scott Kohlmeier and Brandy Kohlmeier 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: October 8, 2018


Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2022

Notary Public State of Washington Kathryn A Freeman Commission No. 149913 My Commission Expires 09-01-2022
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EXHIBIT "A"
Exceptions

1. 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 MEADOWS:

Recording No: 200511280180, records of Skagit County, Wa

2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;
Recorded August 8, 2007
Auditor's File Number 200708080003, records of Skagit County, Washington

Said instrument is a re-recording of instrument (s) recorded November 28, 2005
Auditor's File Number 200511280177, records of Skagit County, Washington.

3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;
Recorded: March 29, 2006
Auditor's No(s): 200603290042, records of Skagit County, Washington

4. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Easement Agreement;
Recorded: November 28, 2005
Auditor's No(s): 200511280175, records of Skagit County, Washington

5. Agreement, including the terms and conditions thereof; entered into;
By: Bay Meadows LLC
And Between: Port of Skagit County
Recorded: November 28, 2005
Auditor's No.: 200511280176, records of Skagit County, Washington
Providing: Avigation Easement

EXHIBIT "A"

Exceptions
(continued)

6. Maintenance obligations for Stormwater Collection System and Detention System set forth in instrument recorded November 28, 2005, under Auditor's File No. 200511280179, records of Skagit County, Washington.
7. Easement including the terms and conditions thereof, disclosed by instrument(s)
Recorded: May 29, 1998
Auditor's No(s): 9805290169 records of Skagit County, Washington.
In favor of: Public Utility District No 1 of Skagit County
For: Water Pipeline Easement

Said instrument is a re-recording of instrument (s) Recorded January 8, 1998
Auditor's File No(s) 9804090098, records of Skagit County, Washington.
8. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 10, 2005
Auditor's No.: 200501100132, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: November 28, 2005
Auditor's No(s): 200511280177, records of Skagit County, Washington
Imposed By: Bay Meadows, LLC

AMENDED and restated by instrument(s):
Recorded: March 29, 2006
Auditor's No(s): 200603290042, records of Skagit County, Washington
10. Terms, conditions, and restrictions of that instrument entitled Notice of On-Site Sewage System Maintenance Agreement Requirement;
Recorded: January 18, 2008
Auditor's No(s): 200801180043, records of Skagit County, Washington
11. Terms, conditions, and restrictions of that instrument entitled Notice and Acknowledgement Airport and Aircraft Operations and Noise Disclosure Skagit Regional Airport Environs;
Recorded: February 15, 2008
Auditor's No(s): 200802150040, records of Skagit County, Washington
12. Agreement, including the terms and conditions thereof; entered into;
By: Advanced Septic Treatment Systems, Inc.
And Between: Scott & Brandy Kohlmeier
Recorded: October 31, 2008
Auditor's No. 200810310066, records of Skagit County, Washington
Providing: Service for septic system

EXHIBIT "A"

Exceptions
(continued)

13. City, county or local improvement district assessments, if any.
14. Dues, charges and assessments, if any, levied by Bay Meadows Homeowner's Association