

When recorded return to:
Jon J. Jamieson and Sharon K. Jamieson
13220 Bridgeview Way
Mount Vernon, WA 98273



201810220158

10/22/2018 03:24 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.: 620035860

CHICAGO TITLE
620035860

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven G. Wells and Regina M. Wells, 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 Jon J. Jamieson and Sharon K. Jamieson, a married couple

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.)

Lot(s): Ptn. 5 BRIDGEWATER ESTATES PH 1

Tax Parcel Number(s): P105630 / 4626-000-005-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

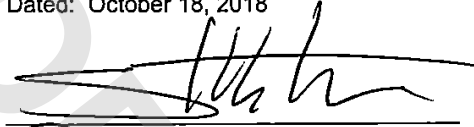
2018 4689

OCT 22 2018

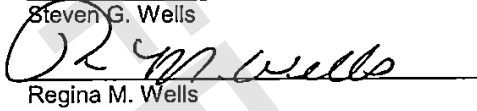
Amount Paid \$ 14,423.00
Skagit Co. Treasurer
By *mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 18, 2018



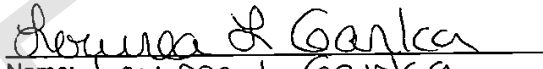
Steven G. Wells



Regina M. Wells

State of WACounty of Snohomish

I certify that I know or have satisfactory evidence that

Steven G Wells Regina M Wells
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: October 19, 2018
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P105630 / 4626-000-005-0004

Lot 5, FINAL PLAT OF BRIDGEWATER ESTATES, PHASE I, according to the plat thereof recorded in Volume 15 of Plats, pages 174 and 175, records of Skagit County, Washington;

EXCEPT that portion of said premises lying within the following described parcel:

Beginning at the Southeast corner of said Lot 5, Final Plat of Bridgewater Estates, Phase I, (also being the Northeast corner of Lot 2 of Skagit County Short Plat No. 93-033, approved August 20, 1993, and recorded August 20, 1993, in Volume 10 of Short Plats, pages 223 and 224, under Auditor's File No. 9308200096, records of Skagit County, Washington, being a portion of the Southwest Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian); thence North 89°34'25" West a distance of 440.83 feet along the North line of said Lot 2, Skagit County Short Plat No. 93-033 (also being the South line of Lots 3, 4, and 5, Final Plat of Bridgewater Estates, Phase I) to the Northwest corner of said Lot 2 Skagit County Short Plat No. 93-033; thence North 00°24'54" East a distance of 15.24 feet along the Northerly projection of the West line of said Lot 2, Skagit County Short Plat No. 93-033, to an existing East-West fence line as the same is shown on the face of said Final Plat of Bridgewater Estates, Phase I; thence South 89°09'11" East a distance of 440.84 feet, more or less, along said East-West fence or fence line projected to the East line of said Lot 5, Final Plat of Bridgewater Estates, Phase I; thence South 00°24'54" West a distance of 12.00 feet along the East line of said Lot 5 to the point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: October 15, 1992
Auditor's No.: 9210150102, records of Skagit County, WA
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:
Easement No. 1: All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above described property (when said streets and roads are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 7 feet in width across all lots, tracts and spaces located within the above described property being parallel with and coincident with the boundaries of all private/public street and road right-of-ways.
2. Agreement, including the terms and conditions thereof, entered into
By: Edward M. Weidenbach and Lillian Weidenbach
And between: William D. Frans and Janice J. Frans, et al
Recorded: February 15, 1983
Auditor's No.: 8302150021, records of Skagit County, WA
Providing: Acceptance of existing fence lines as boundary between Frans property and adjoining owners
Affects: Easterly portion of Southern boundary of the South Half of the Northeast Quarter of the Southwest Quarter of Section 32, Township 35North, Range 3 East of the Willamette Meridian
3. Terms and conditions of Skagit County Preliminary Plat Approval No. PPT 92002 for Bridgewater Estates, dated August 4, 1992, and recorded August 4, 1992, under Auditor's File No. 9208040027, records of Skagit County, Washington.
4. 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 FINAL PLAT OF BRIDGEWATER ESTATES PHASE 1:

Recording No: 9405240117
5. Agreement, including the terms and conditions thereof, entered into
By: King's Men Construction, Inc., a Washington corporation
And between: Drainage District No. 8
Recorded: April 19, 1994
Auditor's No.: 9404190099, records of Skagit County, WA
Providing: Drainage

EXHIBIT "B"

Exceptions
(continued)

NOTE: Said instrument is a re-recording of Auditor's File No. 9404060081, records of Skagit County, Washington.

6. 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, 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 in the document

Recording Date: August 26, 1994
Recording No.: 9408260106

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 2, 2015
Recording No.: 201506020101

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument

Recorded: August 26, 1994
Auditor's No.: 9408260106, records of Skagit County, WA
Imposed by: King's Men Construction, Inc., a Washington State corporation

8. Bylaws including the terms, covenants and provisions thereof

Recorded: August 26, 1994,
Auditor's No.: 9408260104, records of Skagit County, WA

Amended and Restated Bylaws of Bridgewater Estates Homeowners Association including the terms, covenants and provisions thereof

Recording Date: June 2, 2015
Recording No.: 201506020102

9. Terms and conditions of that instrument as follows:

Recorded: August 26, 1994
Auditor's No.: 9408260105, records of Skagit County, WA

10. Terms and conditions of those variances

Recorded: July 11, 1995 and July 25, 1995
Auditor's No.: 9507110040 and 9507250029, records of Skagit County, WA
Affects: Entire plat

11. City, county or local improvement district assessments, if any.

12. Assessments, if any, levied by Bridgewater Estates Homeowner's Association.