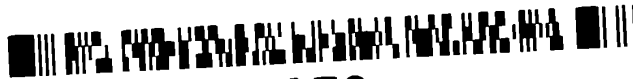


When recorded return to:
Michael J Petker and Sharon E Petker
10852 Bay Meadows Lane
Burlington, WA 98233



201811280056

11/28/2018 03:24 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036633

CHICAGO TITLE
620036633

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kevin M. Casey, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Michael J Petker and Sharon E Petker, husband and wife

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): 4 BAY MEADOWS

Tax Parcel Number(s): P123846 / 4876-000-004-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20185187
NOV 28 2018

Amount Paid \$ **10222.20**
By **BT** Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 21, 2018

Kevin M. Casey
Kevin M. Casey

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Kevin M. Casey
(s) 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: November 28, 2018

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

JANA K QUINN
Notary Public
State of Washington
My Commission Expires
June 29, 2019

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P123846 / 4876-000-004-0000

Lot 4, 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

EXHIBIT "B"

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. Agreement, including the terms and conditions thereof; entered into;
By: Advanced Septic Treatment System, Inc.
Between: Chaffey North LLC
Recorded: February 8, 2007
Auditor's No.: 200702080118 records of Skagit County, Washington
Providing: Septic Service

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 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.

4. 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

5. 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

EXHIBIT "B"Exceptions
(continued)

6. 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

7. 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.

8. 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.

9. 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

10. 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

11. Easement Agreement and the terms and conditions thereof

 Recording Date: December 9, 2005
 Recording No.: 200512090004
 Regarding: Drainfield

12. Bay Meadows Operation and Maintenance Manual including the terms, covenants and provisions thereof

 Recording Date: November 28, 2005

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 200511280179

13. Notice and Acknowledgement Airport and Aircraft Operations and Noise Disclosure Skagit Regional Airport Environs including the terms, covenants and provisions thereof

Recording Date: January 9, 2015

Recording No.: 201501090041

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