



201812100044

12/10/2018 09:05 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

After Recording Return To:

Craig E. Cammock
Skagit Law Group, PLLC
P. O. Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, WA 98273

QUITCLAIM DEED

GRANTOR: BAY MEADOWS, LLC,
a Washington limited liability company

GRANTEE: BAY MEADOWS HOMEOWNERS ASSOCIATION,
a Washington non-profit corporation

Legal Description: Exhibit "A"
Abbreviated Form: Tract A, Lots B and C, Bay Meadows, AFN 200511280180

Assessor's Tax Parcel Nos.: 4876-000-999-0000 / P123874
4876-000-999-0109 / P123875
4876-000-999-0208 / P123876

THE GRANTOR, BAY MEADOWS, LLC, a Washington limited liability company, for and in consideration of clearing and exiting title to the common areas of a development to the homeowners association, conveys and quit claims to BAY MEADOWS HOMEOWNERS ASSOCIATION, a Washington non-profit corporation, as Grantee, all of Grantor's right, title and interest in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein, to wit:

See attached Exhibit "A"

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20185365
DEC 10 2018

Amount Paid \$-
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED - 1

NOTE: No excise tax is due pursuant to WAC 458-61A-215.

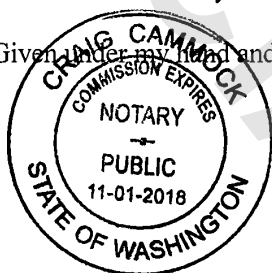
DATED: 10-31, 2018.


MICHAEL FOHN, Member

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that MICHAEL FOHN is the person who appeared before me, and said person acknowledged that he signed this instrument, and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 31 day of October, 2018.



(Signature of Notary)

CRAIG CAMMOCK

(Legibly Print or Type Name of Notary)

My appointment expires: 11-01-18

Exhibit "A"
Legal Description

4876-000-999-0000 / P123874

TRACT A, "BAY MEADOWS", according to the plat thereof recorded on November 28, 2005, under Auditor's File No. 200511280180, records of Skagit County, Washington.

AKA THE PLAYFIELD AND DETENTION AREA (3.45 acres)

SUBJECT TO: Easements, restrictions, and reservations of record.

Situated in Skagit County, Washington.

4876-000-999-0109 / P123875

LOT B, "BAY MEADOWS", according to the plat thereof recorded on November 28, 2005, under Auditor's File No. 200511280180, records of Skagit County, Washington.

(0.1600 acres)

SUBJECT TO: Easements, restrictions, and reservations of record.

Situated in Skagit County, Washington.

4876-000-999-0208 / P123876

LOT C, "BAY MEADOWS", according to the plat thereof recorded on November 28, 2005, under Auditor's File No. 200511280180, records of Skagit County, Washington.

(0.47 acres)

SUBJECT TO: Easements, restrictions, and reservations of record.

Situated in Skagit County, Washington.

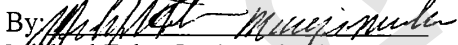
EXHIBIT "A"

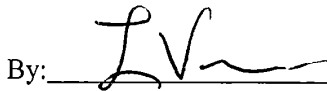
NARRATIVE FOR COMPLIANCE WITH WAC 458-61A-215(2)(c)

1. BAY MEADOWS, LLC is the developer of that certain plat known as: BAY MEADOWS", according to the plat thereof recorded on November 28, 2005, under Auditor's File No. 200511280180, records of Skagit County, Washington;
2. The plat of Bay Meadows includes various common areas which the developer is conveying to the homeowners' association pursuant to WAC 458-61A-215(2)(c).

GRANTOR:
BAY MEADOWS, LLC,

GRANTEE:
BAY MEADOWS HOMEOWNERS
ASSOCIATION

By: 
Michael Fohn, Its: Member/Manager

By: 
Jonathan Vanderkooy, Its: ~~President~~
Treasurer