

**When recorded return to:**  
Kimberly K. Dixon  
14379 Josh Wilson Road  
Burlington, WA 98233



**201904300182**

04/30/2019 03:30 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.: 620037700

CHICAGO TITLE  
620037700

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas E. Foskolos and Claire E. R. Foskolos, 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 Kimberly K. Dixon, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 14, "BAY MEADOWS," as per plat recorded on November 28, 2005, under Auditor's File No.  
200511280180, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.  
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P123856 / 4876-000-014-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 1598  
APR 30 2019

Amount Paid \$6,146.<sup>00</sup>  
Skagit Co. Treasurer  
By *mdm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 25, 2019

[Signature]  
Thomas E. Foskolos  
[Signature]  
Cláire E. R. Foskolos

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Thomas E Foskolos Cláire E. R Foskolos  
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: April 25, 2019

[Signature]  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 10/27/2022

NOTARY PUBLIC  
STATE OF WASHINGTON  
LOUREA L. GARKA  
License Number 122836  
My Commission Expires 10-27-2022

**EXHIBIT "A"**  
Exceptions

1. Reservation contained in deed from J. P. McKay et ux to C. H. Groff et ux, dated October 25, 1911, filed October 27, 1911, under Auditor's File No. 87247 and recorded in Volume 86 of Deeds, page 187, substantially as follows:  

"For a reasonable sum the parties of the first part reserve the right to use water from the well located on the above described premises."
2. An easement or permit to the Grantees to take water from a well on the property herein described for which the Grantees shall pay a reasonable sum by monthly payments, said right to continue so long as there is water in the well and the Grantees continue to draw water therefrom themselves, contained in deed to land adjoining the property herein described, from C. H. Graff, et ux to Ray Jenkins, et ux, dated August 16, 1950, filed August 22, 1950, under Auditor's File No. 449911 and recorded in Volume 240 of Deeds, page 737.
3. 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
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 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.
5. 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

**EXHIBIT "A"**Exceptions  
(continued)

6. 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
7. 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
8. 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.
9. 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.
10. 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
11. 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
12. Bay Meadows Operation and Maintenance Manual including the terms, covenants and provisions thereof
- Recording Date: November 28, 2005

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No.: 200511280179

13. SPECIAL USE PERMIT FOR HORSE BARN AND RIDING ARENA including the terms, covenants and provisions thereof

Recording Date: September 16, 2004  
Recording No.: 200409160069

14. APPROVAL FOR 31 LOT SUBDIVISION including the terms, covenants and provisions thereof

Recording Date: September 16, 2004  
Recording No.: 200409160070

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

16. Dues, charges and assessments, if any, levied by Bay Meadows Homeowner's Association