

When recorded return to:
Matthew A. Roetcisoender and Lea C.
Roetcisoender
12363 Bayhill Drive
Burlington, WA 98233

201906070080
06/07/2019 01:29 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.: 620038234

CHICAGO TITLE
020038234

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jill Brownfield, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Matthew A. Roetcisoender and Lea C. Roetcisoender, husband
and wife

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 3, "BAY HILL VILLAGE DIV. II", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS,
PAGES 125 AND 126, 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): P104396 / 4618-000-003-0002,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2189
JUN - 7 2019

Amount Paid \$ 8193.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 31, 2019



Jill BrownfieldState of WASHINGTONCounty of SICAGO

I certify that I know or have satisfactory evidence that

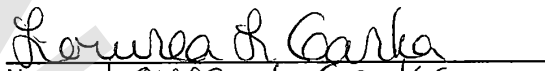
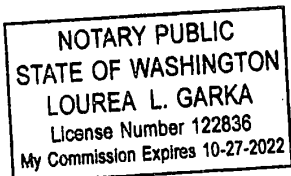
Jill Brownfield
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: JUNE 6, 2019
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Burlington
My appointment expires: 10/27/2022

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose:	Right of way for private road
Recording Date:	October 4, 1920
Recording No.:	41595
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose:	Pipeline
Recording Date:	September 28, 1954
Recording No.:	507233
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	July 17, 1990
Recording No.:	9007170071
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	July 27, 1993
Recording No.:	9307270053
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Trans Mountain Oil Pipe Line Corp.
Purpose:	Pipeline
Recording Date:	July 14, 1968
Recording No.:	714476

EXHIBIT "A"Exceptions
(continued)

6. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: March 8, 1991
 Recording No.: 9103080026
 Executed by: Division 2 Associates

Said instrument is a re-recording of instrument recorded on December 16, 1993 under recording number 9312160009.

7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:

Imposed by: Division 2 Associates

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Hill Village Div. II:

Recording No: 9312200160

9. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If

EXHIBIT "A"Exceptions
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2019
Tax Account No.: P104396 / 4618-000-003-0002
Levy Code: 1195
Assessed Value-Land: \$120,000.00
Assessed Value-Improvements: \$295,800.00

General and Special Taxes:
Billed: \$4,279.14
Paid: \$2,139.60
Unpaid: \$2,139.54
12. City, county or local improvement district assessments, if any.
13. Dues, charges, and assessments, if any, levied by Bay Hill Village Homeowners Association.
14. Liability to future assessments, if any, levied by Burlington Sewer District.