

When recorded return to:
Kavos Khorsand
12082 Saint Andrews Court
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-243
Jan 21 2020
Amount Paid \$6645.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039692

CHICAGO TITLE

020039692

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian Poppe and Kristia J. Poppe, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kavos Khorsand, a married person as a separate property

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 8, BAY HILL VILLAGE DIV. II, ACCORDING TO THE PLAT THEREOF 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): P104419 / 4618-000-008-0007

Subject to:


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

STATUTORY WARRANTY DEED
(continued)

Dated: January 6, 2020



Brian Poppe




Kristia J. Poppe

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Brian Poppe and Kristia J. Poppe are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/6/2020



Name: Kelli A. Mayo
Notary Public in and for the State of WA
Residing at: Sedro Woolley
My appointment expires: 6/19/21

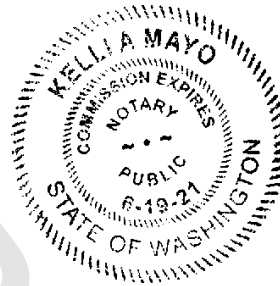


EXHIBIT "A"
Exceptions

1. Stipulation contained in instrument:
Recorded: September 1, 1908
Auditor's No.: Volume 68 of Deeds, Page 439
Executed By: E. F. Moore and Jane Moore, husband and wife
As Follows: It is understood that the land is to be used for road purposes.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: a right-of-way for a private road
Recording Date: October 4, 1920
Recording No.: 41595
Affects: The legal description contained in said easement is not sufficient to determine its exact location within said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Walter W. Ebeling and Marion S. Ebeling, husband and wife
Purpose: Right-of-way for private road
Recording Date: May 26, 1943
Recording No.: 362613
4. 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
Affects: The legal description contained in said easement is not sufficient to determine its exact location within said premises
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Transmountain Oil Pipe Line Corporation
Purpose: Pipelines
Recording Date: February 14, 1955
Recording No.: 513131
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Olympic Pipe Line Company

EXHIBIT "A"

**Exceptions
(continued)**

Purpose: Ingress, Egress and pipelines
Recording Date: February 6, 1964
Recording No.: 647334

7. 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: Construction, operation and maintenance of pipeline
Recording Date: June 14, 1968
Recording No.: 714476
Affects: The West 50 feet of Government Lot 2

8. 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, together with necessary appurtenances
Recording Date: July 17, 1990
Recording No.: 9007170071
Affects: the exterior 10 feet, parallel with and adjoining the street frontage, of all lots of Bay Hill Village Div. III

9. 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 Plat of Bay Hill Village Div. II:

Recording No: 9312200160

10. 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 distribution line together with necessary appurtenances
Recording Date: July 27, 1993
Recording No.: 9307270053
Affects: a strip of land 10 feet in width across all lots of Bay Hill Village being parallel with and coincident with the boundary of all streets

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

EXHIBIT "A"

Exceptions (continued)

document:

Granted to: Present and future owners of Lots 4, 6, 7 and 8 in said plat
Purpose: Drainage
Recording Date: April 4, 1995
Recording No.: 9504040013
Affects: The North 10 feet of said premises

12. 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, 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

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 16, 1993
Recording No.: 9312160009

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

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "A"
Exceptions
(continued)

15. Assessments, if any, levied by City of Federal Way.
16. City, county or local improvement district assessments, if any.