

When recorded return to:

Franklin D. Nelson and Brittany R. Nelson
11322 36th St NE
Lake Stevens, WA 98258

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-359

Jan 30 2020

Amount Paid \$4005.00
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.: 620040336

CHICAGO TITLE
620040336

STATUTORY WARRANTY DEED

THE GRANTOR(S) No Wake Lakes Inc., a Washington corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Franklin D. Nelson and Brittany R. Nelson, a married couple

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

Lot 4, Plat of Bow Hill Lake, according to the plat thereof recorded in Volume 16 of plats, pages
224 and 225, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P113077 / 4712-000-004-0000, p113071 / 4712-000-001-0100

Subject to:

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

STATUTORY WARRANTY DEED (continued)

Dated: January 27, 2020

No Wake Lakes, Inc.,
A Washington Corporation

BY: [Signature]
Doug Spady
President

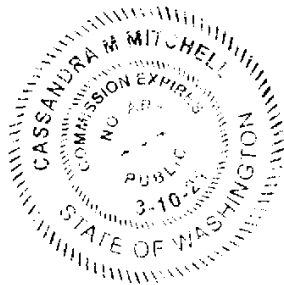
BY: [Signature]
Julie Spady
Secretary

State of WA
County of SKagit

I certify that I know or have satisfactory evidence that Doug Spady and Julie Spady

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the President and Secretary of No Wake Lakes, Inc., A Washington corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1-29-2020



[Signature]
Name: Cassandra M. Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon
My appointment expires: 3-10-2021

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads and where water might take a natural course

2. Easement, including the terms and conditions thereof, reserved by instrument(s);

Recorded: June 28, 1943
Auditor's No(s).: 367853, records of Skagit County, Washington
In favor of: Bloedel Donovan Timber Company, a Washington corporation
For: Road purposes

Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 10, 1954
Auditor's No(s).: 506570, records of Skagit County, Washington
In favor of: Trans Mountain Oil Pipe Line Corporation
For: Right to construct, maintain pipeline or lines, etc.

Note: Exact location and extent of easement is undisclosed of record.

4. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: April 28, 1955
Auditor's No(s).: 517040, records of Skagit County, Washington
In favor of: Trans Mountain Oil Pipe Line Corp.
For: Oil pipeline

Note: Exact location and extent of easement is undisclosed of record.

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 16, 1954
Auditor's No(s).: 506567, records of Skagit County, Washington
In favor of: Trans Mountain Oil Pipe Line Corporation
For: Oil pipeline

Note: Exact location and extent of easement is undisclosed of record.

6. Easement, including the terms and conditions thereof, granted by instrument(s);

EXHIBIT "A"Exceptions
(continued)

Recorded: September 11, 1990
 Auditor's No(s): 9009110024, records of Skagit County, Washington
 In favor of:
 For: Electric transmission and/or distribution line,
 together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

7. Easement, including the terms and conditions thereof, conveyed by instrument;

Recorded: April 20, 1994
 Auditor's No.: 9404200069, records of Skagit County, Washington
 In favor of: Dennis Hamilton and Patricia Hamilton, husband and wife
 For: Ingress, egress and utilities
 Affects: A 60 foot strip beginning at the Southwest corner of
 said plat and running in an Easterly and Northerly direction

Amended by instrument(s):

Recorded: November 7, 1994
 Auditor's No(s): 9411070071

8. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: November 7, 1994
 Auditor's No.: 9411070071, records of Skagit County, Washington
 In favor of: Dennis Hamilton and Patricia Hamilton, husband and wife
 For: Ingress, egress and utilities
 Affects: A 60 foot strip in Government Lot 1 and the Northeast
 Quarter of the Northwest Quarter in Section 30 and the
 South 40 feet of the Southwest Quarter in Section 19

9. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: November 7, 1994
 Auditor's No.: 9411070072, records of Skagit County, Washington
 In favor of: Wade R. Dann and Leslie A. Dann, husband and wife
 For: Non-exclusive 40 foot easement for ingress, egress and utilities
 Affects: The South 40 feet of Government Lot 4 in Section 19,
 Township 36 North, Range 4 East of the Willamette Meridian
 West of the man-made lake

10. Easement, including the terms and conditions thereof, declared by instrument;

Recorded: February 9, 1998
 Auditor's No.: 9802090153, records of Skagit County, Washington
 In favor of: Plat of Bow Hill Lake
 For: Ingress, egress and utilities

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

Affects: Said premises and other property

Said easement contains, among other things, provisions for maintenance by the common users.

11. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: April 22, 1999
 Auditor's No.: 9904220155, records of Skagit County, Washington
 In favor of: Dennis Hamilton and Patricia Hamilton, husband and wife
 For: Use of lake and access to the road around Bow Hill Lake
 Affects: Portion of said premises and other property

12. 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 face of said PLAT BOW HILL LAKE:

Recording No: 199802090152

13. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) condemned by proceedings:

Under: Skagit County Superior Court Cause No. 26638
 To: State of Washington
 Affects: Said short plat

14. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed

Recorded: January 8, 1979
 Auditor's No.: 894385, records of Skagit County, Washington
 To: State of Washington
 Affects: Said short plat

15. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed

Recorded: November 26, 1958
 Auditor's No.: 573372, records of Skagit County, Washington
 To: State of Washington
 Affects: Southwest quarter 19-36N-4E

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

16. 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 face of Short Plat No. 94-021;

Recording No: 9501170109

17. Agreement, including the terms and conditions thereof; entered into;

By: Wade R. Dann and Leslie Dann, husband and wife
 And Between: Denny Hamilton and Toni Hamilton, husband and wife
 Recorded: April 20, 1994
 Auditor's No.: 9404200070, records of Skagit County, Washington
 Providing: For, but not limited to, a future conveyance by the Hamiltons to the Danns in fee simple of the existing access road to Bow Hill Lake and until such conveyance is made, the Hamiltons grant to the Danns an easement over said access road
 Affects: Said plat, the exact location and extent of said easement is undisclosed of record

18. Agreement, including the terms and conditions thereof; entered into;

By: Wade Dann
 And Between: Skagit County
 Recorded: May 9, 1994
 Auditor's No.: 9405090067, records of Skagit County, Washington
 Providing: Variance regarding construction of subdivision road not meeting county standards
 Affects: Said plat

19. Agreement, including the terms and conditions thereof; entered into;

By: Wade R. Dann and Leslie A. Dann
 And Between: All lot owners present and future
 Recorded: March 1, 1995
 Auditor's No.: 9503010033, records of Skagit County, Washington
 Providing: All lot owners, present and future, fund the entire cost of any maintenance required to maintain the 60-foot wide Bow Lake Lane to Skagit County standards

20. Agreement, including the terms and conditions thereof; entered into;

By: Wade Dann and Leslie Dann, husband and wife
 And Between: Skagit County

EXHIBIT "A"Exceptions
(continued)

Recorded: July 10, 1995
 Auditor's No.: 9507100103, records of Skagit County, Washington
 Providing: Alternative sewage system installations

21. Agreement, including the terms and conditions thereof; entered into;

By: Dennis Hamilton and Patricia Hamilton, husband and wife
 And Between: Wade R. Dann and Leslie Dann, husband and wife
 Recorded: April 22, 1999
 Auditor's No.: 9904220154, records of Skagit County, Washington
 Providing: Easement agreement

22. Agreement, including the terms and conditions thereof; entered into;

By: Dennis Hamilton and Patricia Hamilton, husband and wife
 And Between: Wade R. Dann and Leslie Dann, husband and wife
 Recorded: April 22, 1999
 Auditor's No.: 9904220155, records of Skagit County, Washington
 Providing: Easement agreement

23. Terms and conditions of that instrument;

Recorded: April 11, 1997
 Auditor's No.: 9704110016, records of Skagit County, Washington
 Application No.: 96-0346
 Regarding: Approval of Bow Hill Lake preliminary plat

24. Terms and conditions of that instrument;

Recorded: April 11, 1997
 Auditor's No.: 9704110017, records of Skagit County, Washington
 Variance No.: VA-97-0052
 Regarding: Requirements on road construction

25. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: April 20, 1994
 Auditor's No(s): 9404200070, records of Skagit County, Washington
 In favor of: Toni Hamilton and Denny Hamilton; and Wade Dann and Leslie Dann
 For: Enjoyment of Bow Hill Lake
 Affects: Bow Hill Lake and access road serving said plat

26. Agreement, including the terms and conditions thereof; entered into;

By: Wade and Leslie Dann
 And Between: Partners of Bow Hill Lake Partnership

EXHIBIT "A"Exceptions
(continued)

Recorded: September 30, 1996
 Auditor's No.: 9609300095, records of Skagit County, Washington
 Providing: Development of property located at Bow Hill Lake

27. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
28. Terms, conditions, and restrictions of that instrument entitled Declaration of Covenant;
- Recorded: September 10, 2002
 Auditor's No(s): 200209100205
29. Terms, conditions, and restrictions of that instrument entitled Restrictive Covenant;
- Recorded: September 10, 2002
 Auditor's No(s): 200209100206
30. Terms, conditions, and restrictions of that instrument entitled Restrictive Covenant;
- Recorded: July 19, 2002
 Auditor's No(s): 200207190105
31. Plat Lot of Record Certification, including the terms, covenants and provisions thereof;
- Recording Date: October 27, 2014
 Recording No.: 201410270118
32. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.
 Purpose: Utilities
 Recording Date: June 15, 2017
 Recording No.: 201706260054
 Affects: As now constructed, to be constructed extended or relocated
33. 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

EXHIBIT "A"Exceptions
(continued)

Recording Date: June 27, 2017
Recording No.: 201706270016

34. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
35. City, county or local improvement district assessments, if any.
36. Dues, charges, and assessments, if any, levied by Bow Hill Lake Partnership.
37. Unrecorded Lease disclosed by Stipulated Judgment and Order in Superior Court Cause No. 98-2-00320-3;
Filed April 23, 1999
Lessor: Dennis Hamilton and Patricia Hamilton, husband and wife
Lessee: Tournament Ski Team, Inc., a Washington corporation
Affects: A portion of the surface area of what is commonly called Bow Hill Lake
- Assignment of Lease and Indemnity Agreement, including the terms, covenants and provisions thereof;
- Recording Date: March 28, 2003
Recording No.: 200303280228
38. Collateral Assignment of Lease for Security, including the terms, covenants and provisions thereof;
- Recording Date: March 28, 2003
Recording No.: 200303280229