

**When recorded return to:**

Ronnie D. Van Pelt and Alesia L. Van Pelt  
16607 Augusta Lane  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620041150

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-607

Feb 19 2020

Amount Paid \$5605.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**CHICAGO TITLE**  
**620041150**  
**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Marguerite Kivett, an unmarried person, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Ronnie D. Van Pelt and Alesia L. Van Pelt, a married couple

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

Lot 38, BAY HILL VILLAGE DIV. II, as per plat recorded in Volume 15 of Plats, Pages 125 and  
126, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P104451 / 4618-000-038-0007

Subject to:

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

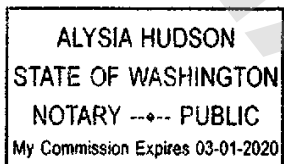
**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 8, 2020

Marguerite Kivett  
Marguerite Kivett

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Marguerite Kivett 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 this instrument.

Dated: February 14, 2020

Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 03.01.2020

## EXHIBIT "A"

### Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: October 4, 1920  
 Recording No.: 41595, records of Skagit County, Washington  
 For: A right-of-way for a private road

The legal description contained in said easement is not sufficient to determine its exact location within said premises.

2. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: September 28, 1954  
 Recording No.: 507233, records of Skagit County, Washington  
 For: Pipeline

The legal description contained in said easement is not sufficient to determine its exact location within said premises.

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 HILL VILLAGE DIVISION 2:**

Recording No: 9312200160

4. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: July 17, 1990  
 Recording No.: 9007170071, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: The exterior 10 feet, parallel with and adjoining the street frontage, of all lots of Bay Hill Village Div. III

5. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: July 27, 1993  
 Recording No.: 9307270053, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: A strip of land 10 feet in width across all lots of Bay Hill Village being parallel with and coincident with the boundaries of all streets

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

6. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: June 14, 1968  
 Recording No.: 714476, records of Skagit County, Washington  
 In favor of: Trans Mountain Oil Pipe Line Corp.  
 For: Construction, operation and maintenance of pipeline  
 Affects: The West 50 feet of Government Lot 2
7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
 Recorded: March 8, 1991  
 Recording No.: 9103080026, records of Skagit County, Washington  
 Executed by: Division 2 Associates
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: December 16, 1993  
 Recording No.: 9312160009
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
 Recorded: March 8, 1991  
 Recording No.: 9103080026, records of Skagit County, Washington  
 Imposed By: Division 2 Associates
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. Dues, charges, and assessments, if any, levied by Bay Hill Village Homeowner's Association.
11. Liability to future assessments, if any, levied by Burlington Sewer District.
12. City, county or local improvement district assessments, if any.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated January 3, 2020

between Ronnie D. Van Pelt Alesia L. Van Pelt ("Buyer")  
Buyer Buyer  
and Marguerite Kivett ("Seller")  
Seller Seller  
concerning 16607 Augusta Lane Burlington WA 98233 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Ronnie D. Van Pelt 1-3-20  
Buyer Date  
Alesia L. Van Pelt 1/3/20  
Buyer Date

Marguerite Kivett 1-3-20  
Seller Date  
\_\_\_\_\_  
Seller Date