

When recorded return to:

Scott S. Thompson and Kylene S. Thompson
845 Keta Avenue
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1308
Apr 13 2020
Amount Paid \$6005.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED GNW 20-4861

THE GRANTOR(S) The heirs and devisees of the estate of Audrey Dorais, deceased, 202 6351 197th St, Langley, BC V2Y 1X8, Canada,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Scott S. Thompson and Kylene S. Thompson, husband and wife

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

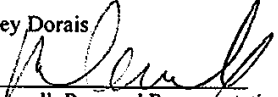
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot 37, Bay Hill Village Div. 1

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P95889

Dated: April 9, 2020

Estate of Audrey Dorais
By: 
Rebecca Darnell, Personal Representative

Statutory Warranty Deed
LPB 10-05

Order No.: 20-4861-KH

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STATE OF
COUNTY OF

I certify that I know or have satisfactory evidence that Rebecca Darnell, Personal Representative of Estate of Audrey Dorais is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 9 day of April, 2020

Emerald K. Chhina
Signature

Emerald K. Chhina, Lawyer
Darnell Law Group
202 6351 197 Street
Langley, BC V2Y 1X8
Tel: 604.532.9119 Fax: 604.532.9127

Notary Public
Title

My appointment expires: DECEMBER 31, 2020

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 12130 Bayhill Drive, Burlington, WA 98233
Tax Parcel Number(s): P95889

Property Description:

Lot 37, "Plat of Bay Hill Village Division 1", as per plat recorded in Volume 14 of Plats, pages 166 and 167, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

20-4861-KH

1. The person named herein died leaving an estate which has been admitted to probate. The personal representative named herein is authorized to administer and settle said decedent's estate without intervention of the court. Execution of any instrument should be as personal representative.

Decedent: Audrey Dorais
County Case No.: 20-4-00066-29
Personal Representative: Rebecca Darnell
Attorney: Lawrence A. Pirkle

2. Rights of heirs and creditors and lien of succession taxes in the Estate of Audrey Dorais, deceased. This company should be further advised.

3. Easement, affecting a portion of subject property for the purpose of constructing, operating, maintaining, repairing, replacing and enlarging one or more electric transmission and/or distribution lines including terms and provisions thereof granted to Puget Sound Power & Light Company recorded March 6, 1926 as Auditor's File No. 276866

4. Easement, affecting a portion of subject property for the purpose of pipeline including terms and provisions thereof granted to Trans Mountain Oil Pipe Line Corporation recorded September 28, 1954 as Auditor's File No. 507233

By document recorded under Auditor's File No. 714476, the right-of-way for said easement was designated to be the West 50 feet of the North 405 feet of Government Lot 2, Section 2, Township 34 North, Range 3 East, W.M.

5. Easement, affecting a portion of subject property for the purpose of pipeline including terms and provisions thereof granted to Public Utility District No. 1 of Skagit County recorded June 14, 1962 as Auditor's File No. 622797

6. Easement, affecting a portion of subject property for the purpose of operating, maintaining and repairing underground electric transmission and/or distribution system including terms and provisions thereof granted to Puget Sound Power & Light Company recorded July 17, 1990 as Auditor's File No. 9007170071

7. Easement, affecting a portion of subject property for the purpose of ingress and egress including terms and provisions thereof granted to Robert E. Brooker and Catherine Brooker, husband and wife recorded October 27, 1989 as Auditor's File No. 8910270085

8. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Plat of Bay Hill Village Division 1 recorded March 8, 1990 as Auditor's File No. 9103080025.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

9. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Paul E. Nolan and Margaret A. Nolan, husband a wife, recorded 9103080026 as Auditor's File No. March 8, 1991.

Statutory Warranty Deed
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The above stated instrument has been amended of record by instruments recorded December 16, 1993 and October 13, 2008 as Auditor's File No. 9312160009 and 200810130118, respectively.