

When recorded return to:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAXKatherine J. Vanzon
12139 Bayhill Drive
Burlington, WA 98233

Affidavit No. 2020-3259

Aug 21 2020

Amount Paid \$7653.00
Skagit County Treasurer
By Marissa Guerrero Deputy**STATUTORY WARRANTY DEED**

GNW 20-6401

THE GRANTOR(S) Jerry L. Annis and Kathleen F. Annis, husband and wife, PO Box 625, Battle Mountain, NV 89820,

for and in consideration of ten dollars and other valuable consideration

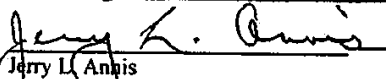
in hand paid, conveys, and warrants to Katherine J. Vanzon, an unmarried person

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 14, BAY HILL VILLAGE DIVISION I

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): P95845

Dated: 8-20-2020
Jerry L. Annis
Kathleen F. AnnisStatutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON Nevada
COUNTY OF SAGIT Lander

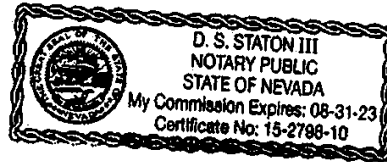
I certify that I know or have satisfactory evidence that Jerry L. Annis and Kathleen F. Annis is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 20th day of August, 2020


Signature

Notary Public
Title

My appointment expires: 8/31/2023



Statutory Warranty Deed
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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 12139 Bayhill Drive, Burlington, WA 98233
Tax Parcel Number(s): P95845

Property Description:

Lot 14, PLAT OF BAY HILL VILLAGE DIVISION I, according to the plat thereof recorded in Volume 14 of Plats, pages 166 and 167, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

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EXHIBIT B

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1. 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.

2. 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, of Section 2, Township 34 North, Range 3 East, W.M.

3. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded March 6, 1936, as Auditor's File No. 276866.

Said easement among other things contains provisions against blasting within 300 feet of said easement.

4. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded July 17, 1990, as Auditor's File No. 9007170071.

5. Easement, affecting a portion of lots 57, 58 and streets 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.

6. 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 Bay Hill Village Division I, recorded March 8, 1991, 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".

7. 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 and wife, recorded March 8, 1991, as Auditor's File No. 9103080026.

Above covenants, conditions and restrictions were amended on December 15, 1993 and June 7, 2008 and recorded December 16, 1993 and October 13, 2008, as Auditor's File No. 9312160009 and 200810130118.

8. Terms, conditions and provisions of the Bylaws for Bay Hill Village, as disclosed by Covenants filed under Auditor's File No. 9103080026.

9. Any tax, fee, assessments or charges as may be levied by Bay Hill Village Homeowners Association.

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