

When recorded return to:
Kathy Christoffer
12288 Bayhill Drive
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049225

CHICAGO TITLE
620049225

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ryan Lemos, also appearing of record as Ryan Anthony Lemos and Andrea Lemos, also appearing of record as Andrea Gaines-Lemos, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kathy Christoffer, an unmarried person

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

LOT 30, BAY HILL VILLAGE DIVISION 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): P104443 / 4618-000-030-0009

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4825

Oct 20 2021


Amount Paid \$7205.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 18, 2021



Ryan Lemos



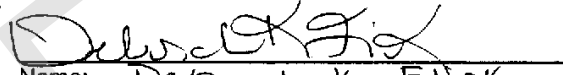
Andrea Lemos

State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that Ryan Lemos and Andrea Lemos
~~is~~ are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 10/19/21


Name: Deborah K Flick
Notary Public in and for the State of WA
Residing at: Washington
My appointment expires: 8/19/22

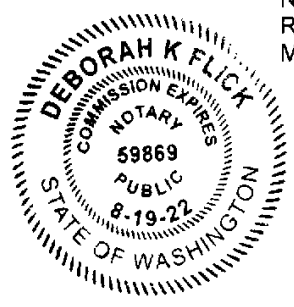


EXHIBIT "A"
Exceptions

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

Recorded: October 4, 1920
Auditor's 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
Auditor's 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. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: June 14, 1968
Auditor's 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

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

Recorded: July 17, 1990
Auditor's 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
Auditor's 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

EXHIBIT "A"Exceptions
(continued)

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

6. 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 the Plat of Bay Hill Village Division II:

Recording No: 9312200160

7. Covenants, conditions, restrictions and easements 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

8. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Bay Hill Village Homeowner's Association
Recording Date: March 8, 1991
Recording No.: 9103080026

9. 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

EXHIBIT "A"Exceptions
(continued)

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."

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Burlington Sewer District.
13. Dues, Charges and/or Assessments, if any, levied by Bay Hill Village Homeowner's Association.