

**When recorded return to:**  
Matthew Swart  
16630 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.: 620050128

**CHICAGO TITLE**  
**620050128**

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Craig M. Hansen, an unmarried person, as his 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 Matthew Swart, a single man

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 34, PLAT OF BAY HILL VILLAGE DIV. II, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 15 OF PLATS, PAGE(S) 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): P104447 / 4618-000-034-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX


Affidavit No. 2021-5777

Dec 17 2021

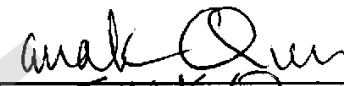
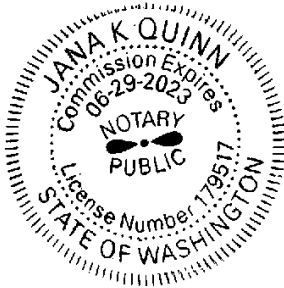
Amount Paid \$7765.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 2, 2021

  
\_\_\_\_\_  
Craig M. HansenState of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Craig M. Hansen  
\_\_\_\_\_  
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: December 15, 2021  
\_\_\_\_\_  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023

## EXHIBIT "A"

### Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: October 4, 1920  
 Auditor's No(s): 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(s): 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  
 Auditor's No(s): 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(s): 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  
 Auditor's No(s): 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 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 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

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

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.