

**When recorded return to:**

Heather E Polzin  
12345 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.: 620051768

**CHICAGO TITLE**  
**620051768**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Thomas A. Bertsch and Adria R. Bertsch, 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 Heather E Polzin, an unmarried person

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

LOT 5, "BAY HILL VILLAGE DIV. 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): P104399 / 4618-000-005-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222515

Jun 17 2022


Amount Paid \$10497.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)


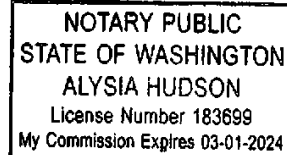
Dated: June 9, 2022



Thomas A. Bertsch



Adria R. Bertsch

State of Washington  
County of SkagitThis record was acknowledged before me on June 13, 2022 by  
Thomas A. Bertsch and Adria R. Bertsch  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 03.01.2024

**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

Purpose:	A right-of-way for a private road
Recording Date:	October 4, 1920
Recording No.:	41595
Affects:	Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

Purpose:	Pipeline
Recording Date:	September 28, 1954
Recording No.:	507233
Affects:	Portion of said premises
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Div.II:  
  
Recording No: 9312200160
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	July 17, 1990
Recording No.:	9007170071
Affect:	Portion of said premises
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	July 27, 1993
Recording No.:	9307270053
Affect:	Portion of said premises

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

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Trans Mountain Oil Pipe Line Corp.  
 Purpose: Construction, operation and maintenance of pipeline  
 Recording Date: June 14, 1968  
 Recording No.: 714476  
 Affects: Portion of said premises
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 Homeowners Association  
 Recording Date: March 8, 1991  
 Recording No.: 9103080026
9. Skagit County right to manage natural resources lands disclosure and the terms and conditions thereof:
- Recording Date: August 5, 2015  
 Recording No.: 201508050067
10. 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

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

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."

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.