

**When recorded return to:**  
Benjamin Douglass and Beth Douglass  
12090 Saint Andrews Court  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620051959

**CHICAGO TITLE**

620051959

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) William C. Ainley and Arden E. Ainley, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Benjamin Douglass and Beth Douglass, a married couple

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

LOT 9, PLAT OF 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): P104420 / 4618-000-009-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222884

Jul 13 2022

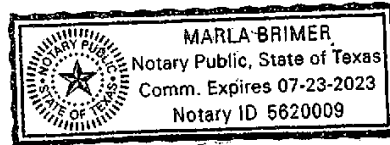
Amount Paid \$10230.00

Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 29, 2022

William C. Ainley  
William C. AinleyArden E. Ainley  
Arden E. AinleyState of Texas  
County of WoodThis record was acknowledged before me on 7/8/22<sup>MB</sup> by William C. Ainley and Arden E. Ainley.Marla Brimer  
(Signature of notary public)  
Notary Public in and for the State of Texas  
My commission expires: \_\_\_\_\_

**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

The legal description contained in said easement is not sufficient to determine its exact location within 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

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, 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: The exterior 10 feet, parallel with and adjoining the street frontage, of all lots of Bay Hill Village Div II

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

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

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: 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. 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: 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 Homeowners Association  
 Recording Date: March 8, 1991  
 Recording No.: 9103080026

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

In favor of: Present and future owners of Lots 4, 6, 7 and 8 in said plat  
 Purpose: Drainage  
 Recording Date: April 4, 1995

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

Recording No.: 9504040013  
Affects: North 10 feet of said premises

Said easement contains, among other things, provisions for maintenance by the common users.

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 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.