

When recorded return to:

Michael O'Dwyer and Sou Nay O'Dwyer
18184 Fox Hollow Ln
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2023-5977

Mar 31 2023

Amount Paid \$9206.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620053636

Escrow No.: 245455613

STATUTORY WARRANTY DEED

THE GRANTOR(S) Franklin D Nelson and Brittany R Nelson, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Michael O'Dwyer and Sou Nay O'Dwyer, a married couple

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

Lot 4, Plat of Bow Hill Lake, according to the plat thereof recorded in Volume 16 of plats, pages 224 and 225, records of Skagit County, Washington. Situate in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P113077 / 4712-000-004-0000, P136821 / **4712-000-004-0100**

Subject to:

1. 1. Relinquishment of access to State Highway Number and of light, view and air by Deed:
Grantee: State of Washington
Superior Court Case No: Skagit County Superior Court Cause No. 26638

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document
In favor of: Bloedel Donovan Timber Company, a Washington corporation
Purpose: Road purposes
Recording Date: June 28, 1943

STATUTORY WARRANTY DEED

(continued)

Recording No.: 367853
Affects: Portion of said premises

3. 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 Corporation

Purpose: Oil pipeline

Recording Date: September 16, 1954

Recording No.: 506567

Affects: Portion of said premises

4. 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 Corporation

Purpose: Right to construct, maintain pipeline or lines, etc.

Recording Date: September 10, 1954

Recording No.: 506570

Affects: Portion of said premises

5. 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: Oil pipeline

Recording Date: April 28, 1955

Recording No.: 517040

Affects: Portion of said premises

6. Relinquishment of access to State Highway Number and of light, view and air by Deed:

Grantee: State of Washington

Recording Date: November 26, 1958

Recording No.: 573372

7. Relinquishment of access to State Highway Number and of light, view and air by Deed:

Grantee: State of Washington

Recording Date: January 8, 1979

Recording No.: 894385

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

In favor of: Puget Sound Power & Light Company, a Washington corporation

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recording Date: September 11, 1990

Recording No.: 9009110024

Affects: Portion of said premises

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

In favor of: Dennis Hamilton and Patricia Hamilton, husband and wife

STATUTORY WARRANTY DEED

(continued)

Purpose: Ingress, egress and utilities

Recording Date: April 20, 1994

Recording No.: 9404200069

Affects: Portion of said premises

Amended by instrument:

Recording Date: November 7, 1994

Recording No.: 9411070071

10. Agreement and the terms and conditions thereof:

Executed by: Wade R. Dann and Leslie Dann, husband and wife and Denny Hamilton and Toni Hamilton

husband and wife

Recording Date: April 20, 1994

Recording No.: 9404200070

Providing: For, but not limited to, a future conveyance by the Hamiltons to the Danns in fee simple of the existing access road to Bow Hill Lake and until such conveyance is made, the Hamiltons, grant to the Danns an easement over said access road

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

In favor of: Toni Hamilton and Denny Hamilton; and Wade Dann and Leslie Dann

Purpose: Enjoyment of Bow Hill Lake

Recording Date: April 20, 1994

Recording No.: 9404200070

Affects: Bow Hill Lake and access road serving said plat

12. Agreement and the terms and conditions thereof:

Executed by: Wade Dann and Skagit County

Recording Date: May 9, 1994

Recording No.: 9405090067

Providing: Variance regarding construction of subdivision road not meeting county standards

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

In favor of: Dennis Hamilton and Patricia Hamilton, husband and wife

Purpose: Ingress, egress and utilities

Recording Date: November 7, 1994

Recording No.: 9411070071

Affects: Portion of said premises

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

In favor of: Wade R. Dann and Leslie A. Dann, husband and wife

Purpose: Non-exclusive 40 foot easement for ingress, egress and utilities

Recording Date: November 7, 1994

STATUTORY WARRANTY DEED

(continued)

Recording No.: 9411070072
Affects: Portion of said premises

15. 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 Face of Short Plat No. 94-021:
Recording No: 9501170109

16. Agreement and the terms and conditions thereof:
Executed by: Wade R. Dann and Leslie A. Dann and All lot owners present and future
Recording Date: March 1, 1995
Recording No.: 9503010033
Providing: All lot owners, present and future, fund the entire cost of any maintenance required to maintain the 60-foot wide Bow Lake Lane to Skagit County standards

17. Agreement and the terms and conditions thereof:
Executed By: Wade Dann and Leslie Dann, husband and wife and Skagit County
Recording Date: July 10, 1995
Recording No.: 9507100103
Providing: Alternative sewage system installations

18. Agreement and the terms and conditions thereof:
Executed by: Wade and Leslie Dann and Partners of Bow Hill Lake Partnership
Recording Date: September 30, 1996
Recording No.: 9609300095
Providing: Development of property located at Bow Hill Lake

19. Approval of Bow Hill Lake preliminary plat and the terms and conditions thereof:
Recording Date: April 11, 1997
Recording No.: 9704110016, records of Skagit County, Washington
Application No.: 96-0346

20. Requirements on Road Construction and the terms and conditions thereof:
Recording Date: April 11, 1997
Recording No.: 9704110017
Variance No.: VA-97-0052

21. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments,

STATUTORY WARRANTY DEED

(continued)

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 Bow Hill Lake:
Recording No: 9802090152

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

In favor of: Plat of Bow Hill Lake
Purpose: Ingress, egress and utilities
Recording Date: February 9, 1998
Recording No.: 9802090153
Affects: Portion of said premises

23. Easement Agreement and the terms and conditions thereof:

Executed by: Dennis Hamilton and Patricia Hamilton, husband and wife and Wade R. Dann and Leslie Dann, husband and wife
Recording Date: April 22, 1999
Recording No.: 9904220154

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

In favor of: Dennis Hamilton and Patricia Hamilton, husband and wife
Purpose: Use of lake and access to the road around Bow Hill Lake
Recording Date: April 22, 1999
Recording No.: 9904220155
Affects: Portion of said premises and other property

25. Easement Agreement and the terms and conditions thereof:

Executed by: Dennis Hamilton and Patricia Hamilton, husband and wife and Wade R. Dann and Leslie Dann, husband and wife
Recording Date: April 22, 1999
Recording No.: 9904220155

26. Unrecorded Lease disclosed by Stipulated Judgment and Order in Superior Court Cause No. 98-2-00320-3 and

the terms and conditions thereof:
Filed April 23, 1999

Lessor: Dennis Hamilton and Patricia Hamilton, husband and wife

Lessee: Tournament Ski Team, Inc., a Washington corporation

Affects: A portion of the surface area of what is commonly called Bow Hill Lake

STATUTORY WARRANTY DEED

(continued)

Assignment of Lease and Indemnity Agreement and the terms and conditions thereof:

Recording Date: March 28, 2003

Recording No.: 200303280228

27. Restrictive Covenant and the terms and conditions thereof:

Recording Date: July 19, 2002

Recording No.: 200207190105

28. Declaration of Covenant and the terms and conditions thereof

Recording Date: September 10, 2002

Recording No.: 200209100205

29. Restrictive Covenant and the terms and conditions thereof:

Recording Date: September 10, 2002

Recording No.: 200209100206

30. Collateral Assignment of Lease for Security and the terms and conditions thereof:

Recording Date: March 28, 2003

Recording No.: 200303280229

31. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: October 27, 2014

Recording No.: 201410270118

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

Granted to: Puget Sound Energy, Inc., a Washington corporation

Purpose: Utilities

Recording Date: June 15, 2017

Recording No.: 201706260054

Affects: Portion of said premises

33. 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: June 27, 2017

Recording No.: 201706270016

34. Operation-Maintenance & Monitoring Requirement for Proprietary Onsite Sewage Systems and the terms and conditions thereof:

STATUTORY WARRANTY DEED

(continued)

Recording Date: October 15, 2019
Recording No.: 201910150115

35. Restrictive Covenant and the terms and conditions thereof:
Recording Date: January 22, 2021
Recording No.: 202101220041

36. Accessory Dwelling Unit and the terms and conditions thereof:
Recording Date: May 26, 2021
Recording No.: 202105260185

37. Notice of Drinking Water System Status, including the terms, covenants and provisions thereof
Recording Date: July 29, 2021
Recording No.: 202107290130

38. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

39. Assessments, if any, levied by Bow Hill Lake Partnership.

40. City, county or local improvement district assessments, if any.


41. Unrecorded Lease disclosed by Stipulated Judgment and Order in Superior Court Cause No. 98-2-00320-3;
Filed April 23, 1999
Lessor: Dennis Hamilton and Patricia Hamilton, husband and wife
Lessee: Tournament Ski Team, Inc., a Washington corporation
Affects: A portion of the surface area of what is commonly called Bow Hill Lake

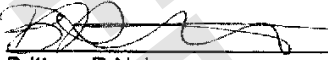
Assignment of Lease and Indemnity Agreement, including the terms, covenants and provisions thereof;
Recording Date: March 28, 2003
Recording No.: 200303280228

42. Collateral Assignment of Lease for Security, including the terms, covenants and provisions thereof;
Recording Date: March 28, 2003
Recording No.: 200303280229

STATUTORY WARRANTY DEED
(continued)


Dated: March 24, 2023



Franklin D Nelson

Brittany R Nelson

State of Washington
County of Whatcom 3.24.2023
This record was acknowledged before me on _____ by Franklin D Nelson and Brittany R Nelson.



(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 3-5-27

