

202403150059

03/15/2024 01:50 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Vern R. Harman and Joanne L. Harman
12342 Bayhill Drive
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249913

Mar 15 2024

Amount Paid \$11075.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.

620055876

Escrow No.: 620055876

STATUTORY WARRANTY DEED

THE GRANTOR(S) Elaine M. Lease also appearing of record as Elaine Marie Lease , an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Vern R. Harman and Joanne L. Harman, a married couple

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

Lot 40, BAY HILL VILLAGE DIVISION 2, 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): P104453 /4618-000-040-0009

Subject to:

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

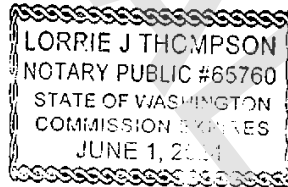
STATUTORY WARRANTY DEED
(continued)Dated: 3-13-24Elaine M. Lease
Elaine M. LeaseState of Washington
County of S KingThis record was acknowledged before me on 3-13-2024 by Elaine M. Lease.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2024

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. 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
4. 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
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 17, 1990
Recording No.:	9007170071
Affect:	Portion of said premises
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

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

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

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. Liens and charges as set forth in the above mentioned declaration,

Payable to: Bay Hill Village Homeowners Association

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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.

EXHIBIT "A"

**Exceptions
(continued)**

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. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2024
Tax Account Number:	P104453 /4618-000-040-0009
Levy Code:	1195
Assessed Value-Land:	\$242,400.00
Assessed Value-Improvements:	\$353,900.00

General and Special Taxes:	Billed:\$5,284.75
	Paid: \$0.00
	Unpaid:\$5,284.75

12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by Bay Hill Village Homeowners Association.
14. Assessments, if any, levied by Burlington Sewer District.