

When recorded return to:
James J. Rood and Dawn A. Rood
12145 Muir Field Court
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251354

May 06 2025

Amount Paid \$13745.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620058827

Escrow No.: 620058827

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel V. Luvera and Janae S. Luvera, 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 James J. Rood and Dawn A. Rood, a married couple

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

LOT 43, "BAY HILL VILLAGE DIV II," AS PER PLAT 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): P104456 / 4618-000-043-0002

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

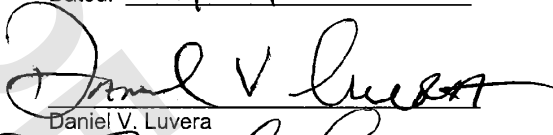
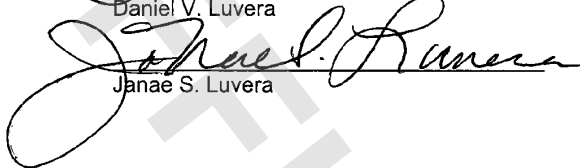

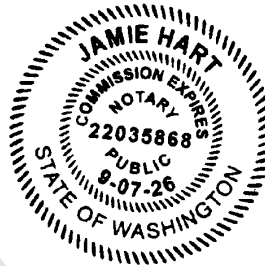
Dated: 4/30/2025
Daniel V. Luvera
Janae S. LuveraState of WashingtonCounty of SkagitThis record was acknowledged before me on 4/30/2025 by Daniel V. Luvera and Janae S. Luvera.
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 9-07-26

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. 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
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. 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

EXHIBIT "A"

Exceptions
(continued)

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

6. 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

7. 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: 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

8. 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

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
Recording No.: 9504040013

EXHIBIT "A"Exceptions
(continued)

Affects: North 10 feet of said premises

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

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. 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."

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

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 22, 2025

between James J. Rood Dawn A Rood ("Buyer")
Buyer Buyer
and Daniel Luvera Janae Luvera ("Seller")
Seller Seller
concerning 12145 Muir Field Burlington WA 98233 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisier
James J. Rood 04/22/2025
Buyer Date

Daniel Luvera 04/22/2025
Seller Date

Authentisier
Dawn Rood 04/22/2025
Buyer Date

Janae Luvera 04/22/2025
Seller Date