

When recorded return to:
Chad Jakobe and Megan Jakobe
12082 Saint Andrews Court
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251380
May 07 2025
Amount Paid \$10274.00
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
620058774

Escrow No.: 620058774

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kavos Khorsand, a married person as a separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Chad Jakobe and Megan Jakobe, a married couple

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

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

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

LT 8, BAY HILL VILLAGE DIV. II

Tax Parcel Number(s): P104419/4618-000-008-0007

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: April 22, 2025

Kavos Khorsand
Khorsand Kavos
Mahnaz Madnai
Mahnaz Madnai

State of Washington
County of Skagit

This record was acknowledged before me on April 22, 2025 by Kavos Khorsand and Mahnaz Madnai.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P104419/4618-000-008-0007

LOT 8, 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.

EXHIBIT "B"**Exceptions**

1. Stipulation contained in instrument:

Recorded: September 1, 1908
Auditor's No.: Volume 68 of Deeds, Page 439
Executed By: E. F. Moore and Jane Moore, husband and wife
As Follows: It is understood that the land is to be used for road purposes.

2. 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.

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

Granted to: Walter W. Ebeling and Marion S. Ebeling, husband and wife
Purpose: Right-of-way for private road
Recording Date: May 26, 1943
Recording No.: 362613

4. 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.

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

Granted to: Transmountain Oil Pipe Line Corporation
Purpose: Pipelines
Recording Date: February 14, 1955
Recording No.: 513131

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

EXHIBIT "B"**Exceptions
(continued)**

document:

Granted to: Olympic Pipe Line Company
 Purpose: Ingress, Egress and pipelines
 Recording Date: February 6, 1964
 Recording No.: 647334

7. 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

8. 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

9. 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

10. 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

EXHIBIT "B"Exceptions
(continued)

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

11. 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

12. 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

13. 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
Affects: North 10 feet of said premises

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

14. 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

EXHIBIT "B"**Exceptions
(continued)**

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."

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. 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: | 2025 |
| Tax Account Number: | P104419/4618-000-008-0007 |
| Levy Code: | 1195 |
| Assessed Value-Land: | \$255,500.00 |
| Assessed Value-Improvements: | \$313,300.00 |

| | |
|----------------------------|-------------------|
| General and Special Taxes: | Billed:\$4,948.81 |
| | Paid: \$2,474.44 |
| | Unpaid:\$2,474.37 |

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