

When recorded return to:
Glenn J. Cotter and Julie A. Cotter
14360 Roadrunner Lane
Burlington, WA 98233

201311130065
Skagit County Auditor
11/13/2013 Page 1 of 3 1:30PM \$74.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620019381

CHICAGO TITLE
620019381

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephen G. Kanuch and Amy Y. Kanuch, 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 Glenn J. Cotter and Julie A. Cotter, husband and wife
the following described real estate, situated in the County of Skagit, Washington :

Lot 17, BAY MEADOWS, according to the Plat thereof recorded on November 28, 2005, under
Auditor's File No. 200511280180, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Parcel No. P123859 / 4876-000-017-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 62001938, Schedule B, Special Exceptions; and Skagit County Right To
Farm Ordinance, which are attached hereto and made a part hereof.

Dated: November 8, 2013

Stephen G. Kanuch
By: Amy Y. Kanuch, his Attorney in Fact

Stephen G. Kanuch
By: Amy Y. Kanuch, his Attorney in Fact

Amy Y. Kanuch
Amy Y. Kanuch

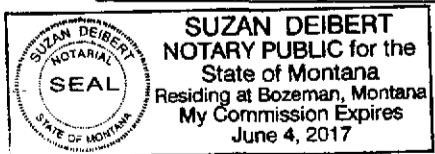
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20134581
NOV 13 2013

Amount Paid \$ 8104.⁰⁰
Skagit Co. Treasurer
By MM Deputy

State of Montana
County of Gallatin

I certify that I know or have satisfactory evidence that Amy Y. Kanuch is the person(s) who appeared
before me, and who executed the within instrument for herself and also as the Attorney in Fact for
Stephen G. Kanuch, and acknowledged to me that she signed and sealed the same as her own free
and voluntary act and deed for herself, and also as her free and voluntary act and deed as Attorney in
Fact for said Stephen G. Kanuch in the capacity and for the uses and purposes therein mentioned, and
that said principal is not deceased nor incompetent.

Dated: 11-11-2013



Suzan Deibert
Name: Suzan Deibert
Notary Public in and for the State of Montana
Residing at: Bozeman, MT
My appointment expires: 06-04-2017

SPECIAL EXCEPTIONS

SCHEDULE "B"
Special Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 BAY MEADOWS:

Recording No: 200511280180, records of Skagit County, Wa

2. Agreement, including the terms and conditions thereof, entered into;
By: Advanced Septic Treatment System, Inc.
Between: Chaffey North LLC
Recorded: February 8, 2007
Auditor's No.: 200702080118 records of Skagit County, Washington
Providing: Septic Service

3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded August 8, 2007
Auditor's File Number 200708080003, records of Skagit County, Washington

Said instrument is a re-recording of instrument (s) recorded November 28, 2005
Auditor's File Number 200511280177, records of Skagit County, Washington.

4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: March 29, 2006
Auditor's No(s): 200603290042, records of Skagit County, Washington

5. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Easement Agreement;
Recorded: November 28, 2005
Auditor's No(s): 200511280175, records of Skagit County, Washington

6. Agreement, including the terms and conditions thereof, entered into;
By: Bay Meadows LLC
And Between: Port of Skagit County
Recorded: November 28, 2005
Auditor's No.: 200511280176, records of Skagit County, Washington
Providing: Avigation Easement

7. Maintenance obligations for Stormwater Collection System and Detention System set forth in instrument recorded November 28, 2005, under Auditor's File No. 200511280179, records of Skagit County, Washington.

8. Easement including the terms and conditions thereof, disclosed by instrument(s)
Recorded: May 29, 1998
Auditor's No(s): 9805290169 records of Skagit County, Washington.
In favor of: Public Utility District No 1 of Skagit County
For: Water Pipeline Easement

Said instrument is a re-recording of instrument (s) Recorded January 8, 1998
Auditor's File No(s) 9804090098, records of Skagit County, Washington.

9. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 10, 2005
Auditor's No.: 200501100132, records of Skagit County, Washington



SCHEDULE "B"

Special Exceptions

- In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: November 28, 2005
Auditor's No(s): 200511280177, records of Skagit County, Washington
Imposed By: Bay Meadows, LLC
- AMENDED and restated by instrument(s):
Recorded: March 29, 2006
Auditor's No(s): 200603290042, records of Skagit County, Washington
11. Agreement, including the terms and conditions thereof, entered into;
By: Advanced Septic Treatment Systems, Inc.
And Between: Stephen G. Kanuch and Amy Y. Kanuch
Recorded: December 14, 2007
Auditor's No.: 200712140068, records of Skagit County, Washington
Providing: Service for septic system
12. Reservations contained in deed
Recording Date: December 14, 2007
Recording No.: 200712140065
Regarding: Skagit County Right to Farm Ordinance
13. City, county or local improvement district assessments, if any.
14. Annual maintenance fee for Septic System to Advanced Septic Treatment Systems, Inc.
15. Dues, charges and assessments, if any, levied by Bay Meadows Homeowner's Association

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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