



201405200051

Skagit County Auditor \$74.00
5/20/2014 Page 1 of 3 1:41PM

When recorded return to:
Todd M. Carr and Rebecca A. Carr
10761 Bay Meadows Lane
Burlington, WA 98233

Filed for record at the request of:

 **CHICAGO TITLE**
COMPANY OF WASHINGTON
425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620020971

CHICAGO TITLE
620020971

STATUTORY WARRANTY DEED

THE GRANTOR(S) Andy Billingsley and Laura Billingsley, 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 Todd M. Carr and Rebecca A. Carr, husband and wife

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

Lot 8, "Bay Meadows", according to the plat thereof, recorded on November 28, 2005, under
Auditor's File No. 200511280180, records of Skagit County, Washington.

Situate in Skagit County, Washington
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P123850, 4876-000-008-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620020971, Schedule B, Special Exceptions; and Skagit Count Right To
Farm Ordinance, which are attached hereto and made a part hereof.

Dated: May 13, 2014

Laura Billingsley
Laura Billingsley
Andy Billingsley
Andy Billingsley

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20141714
MAY 20 2014

Amount Paid \$ 9439.⁰⁰
Skagit Co. Treasurer
By mlm Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Andy Billingsley and Laura Billingsley
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: May 15, 2014

Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley WA
My appointment expires: 10/3/2016



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
2. Agreement including the terms, covenants and provisions thereof
Executed by: Skagit County Health Department
Recording Date: April 14, 2006
Recording No.: 200604140019
3. Covenants, conditions, easements, assessments 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, easements, assessments 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



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SCHEDULE "B"

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: Igor and Tatyana Kaparchuk
Recorded: April 9, 2007
Auditor's No.: 200704090192, records of Skagit County, Washington
Providing: Service for septic system
12. Reservations contained in deed
Recording Date: December 29, 2006
Recording No.: 200612290151
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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