



201412300069

Skagit County Auditor 12/30/2014 Page 1 of 3 1:41PM \$74.00

When recorded return to: Deborah L. Gillespie and Steven C. Gillespie

Filed for record at the request of:



CHICAGO TITLE COMPANY OF WASHINGTON

425 Commercial St Mount Vernon, WA-98273 Escrow No.: 620022746

CHICAGO TITLE 620022746

STATUTORY WARRANTY DEED

THE GRANTOR(S) White Pass Investments, LLC, a Washington limited liability company for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Deborah L. Gillespie and Steven C. Gillespie, wife and husband the following described real estate, situated in the County of Skagit, State of Washington:

Lot 11, 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

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

Tax Parcel Number(s): P123853 / 4876-000-011-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620022746, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: December 12, 2014

White Pass Investments, LLC

BY: Jeff Hamilton, Member

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20144964 DEC 30 2014

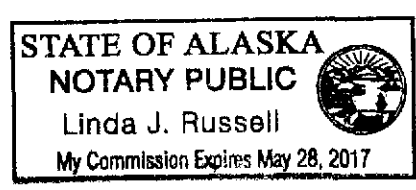
Amount Paid \$1,971.90 Skagit Co. Treasurer By mem Deputy

State of Alaska 3rd Judicial Dist of N/A

I certify that I know or have satisfactory evidence that Jeff Hamilton

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Member of White Pass Investments, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/12/14



Name: Linda J. Russell Notary Public in and for the State of AK Residing at: Anchorage AK My appointment expires: 5/28/17

## 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  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances



201412300069

**SCHEDULE "B"**

Special Exceptions  
(continued)

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. City, county or local improvement district assessments, if any.
12. Dues, charges and assessments, if any, levied by Bay Meadows Homeowner's Association



201412300069