

UNRECORDED



Skagit County Auditor 1/9/2015 Page 1 of 4 1:39PM \$75.00

When recorded return to:
Arlyn Livingston and Kristine Livingston
4879 Robinwood Lane
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620022988

CHICAGO TITLE
620022988

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 Arlyn Livingston and Kristine Livingston, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 24, 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): P123866 / 4876-000-024-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620022988, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: January 7, 2015

White Pass Investments/ LLC, a Washington limited liability company

BY: *Jeff Hamilton* member
Jeff Hamilton, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201590
JAN 08 2015

Amount Paid \$1,758.30
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Alaska

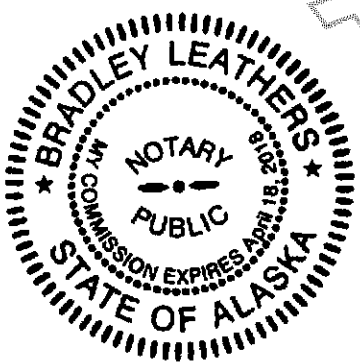
City of Skagway

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: January 4th, 2015

Bradley Leathers
Name: Bradley Leathers
Notary Public in and for the State of Alaska
Residing at: Skagway, AK
My appointment expires April 16th, 2018



COPY
MAM
1-9-15



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



SCHEDULE "B"
Special Exceptions
(continued)

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
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
13. 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.

