



201501160079

Skagit County Auditor \$73.00
1/16/2015 Page 1 of 2 11:47AM

When recorded return to:
Isaac Armstrong and Lauren Armstrong
8950 Garden Terrace
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620022837

CHICAGO TITLE
#200 22837

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bayview Investment Group, LLC
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Isaac S. Armstrong and Lauren E. Pyatt, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 7, "PLAT OF GARDEN TERRACE" as per plat recorded in Volume 15 of Plats, Pages 153 and
154, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P105665 / 4623-000-007-0006

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

Dated: December 30, 2014

Bayview Investment Group, LLC

BY: [Signature]
Garth Frazer, Manager / Member

BY: [Signature]
Marti Nash, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015158
JAN 16 2015

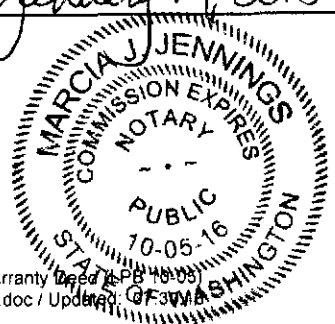
Amount Paid \$ 2596.⁶⁸
Skagit Co. Treasurer
By [Signature] Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Garth Frazer and Marti Nash

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 Members of Bayview Investment Group, LLC to be the free and voluntary act of
such party for the uses and purposes mentioned in the instrument.

Dated: January 14, 2015



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: September 20, 1993
 Auditor's No.: 9309200097, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Underground electric system, together with necessary appurtenances
 Affects: 15 feet on all sides

2. 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 **PLAT OF GARDEN TERRACE:**
 Recording No: 9402070114

3. Covenants, conditions, easements and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
 Recorded: April 19, 1988
 Auditor's No(s): 8804190011, records of Skagit County, Washington

4. 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 **SHORT PLAT NO. 4-88:**
 Recording No: 8802120010

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Auditor's No(s): 761397, records of Skagit County, Washington
 In favor of: Eldon L. Demeyer and Theresa E. Demeyer, husband and wife
 For: Right to lay, maintain, operate, relay and remove pipe or pipes, line or lines

6. Agreement, including the terms and conditions thereof; entered into;
 Recorded: November 4, 1987
 Auditor's No.: 8711040006, records of Skagit County, Washington
 Providing: On-site Sewage System

7. 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: January 8, 2004
 Recording No.: 200401080037

8. Right of any party interested to sue or petition to have set aside, modified or contest a judicial or non-judicial foreclosure or forfeiture, or any deed pursuant hereto, through which title to the Land is derived; and any liens, encumbrances and/or ownership interests which may exist as a result of any acts or omissions of the foreclosing parties, or as a result of such suit or petition.

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

10. 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.

