

UNRECORDED

Statutory Warranty Deed (LPB 10-05)
WA000816.doc / Updated: 07.30.13

JAN 23 2015
2015 211

Amount Paid \$ 2
Skagit Co. Treasurer
By *[Signature]* Deputy

WA-CT-FNRV-02150.620019-620022988

Amount Paid \$ 1,758.30
Skagit Co. Treasurer
By *[Signature]* Deputy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 09 2015
2015 90

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

BY: *[Signature]* Jeff Hamilton, Member

White Pass Investments, LLC, a Washington limited liability company

Dated: January 7, 2015

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

Tax Parcel Number(s): P123866 / 4876-000-024-0000

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

Situated in Skagit County, Washington

Auditor's File No. 200511280180, records of Skagit County, Washington.
Lot 24, BAY MEADOWS, according to the Plat thereof recorded on November 28, 2005, under

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

in hand paid, conveys, and warrants to Arlyn Livingston and Kristine Livingston, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
THE GRANTOR(S) White Pass Investments, LLC, a Washington limited liability company

STATUTORY WARRANTY DEED

CHICAGO TITLE
620022988

**RE-RECORD TO ATTACH ORIGINAL NOTARY
JURAT ON PAGE 2**

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



Filed for record at the request of:

When recorded return to:
Arlyn Livingston and Kristine Livingston
4879 Robinwood Lane
Bainbridge, WA 98228
Bow WA 98232

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



Skagit County Auditor
1/23/2015 Page 1 of 5 1:57PM
\$76.00



STATUTORY WARRANTY DEED

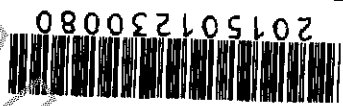
(continued)

State of Alaska of Stacwau
I certify that I know or have satisfactory evidence that Jeff Hawken

(I 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 24, 2015

Name: Bradley Leathers
Notary Public in and for the State of Alaska
Residing at: Stacwau, AK
My appointment expires: April 18th, 2018



OFFICIAL COPY

STATUTORY WARRANTY DEED

(continued)

State of Alaska of Stegman
 I certify that I know or have satisfactory evidence that Jeff Hamilton
 (State 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 9, 2015

Name: Bradley Leathers
 Notary Public in and for the State of Alaska
 Residing at: Stegman, AK
 My appointment expires April 18, 2018



Wm
COPY
 1-9-15



201501230080

DRAFT

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, 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.

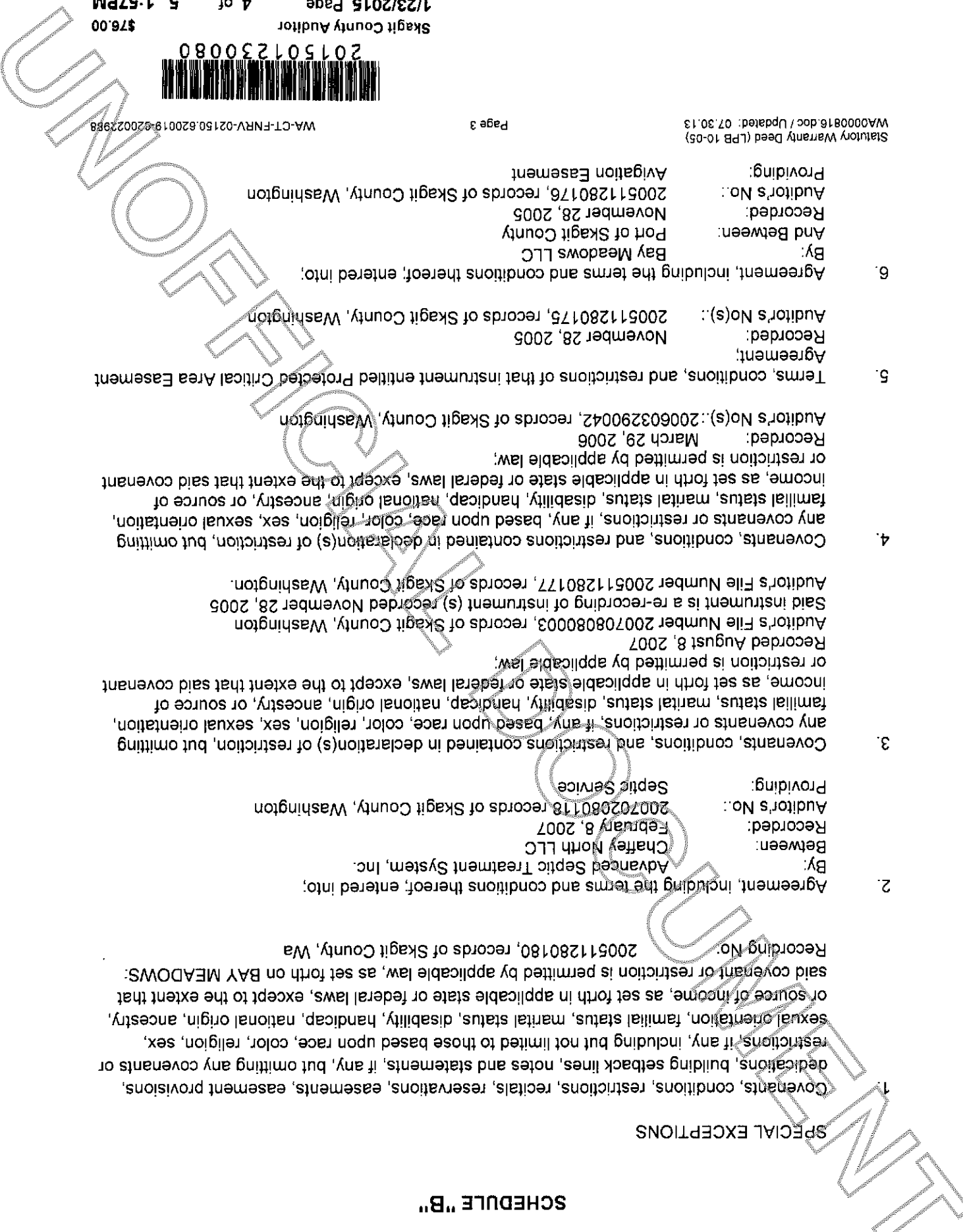
4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, 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



201501230080

Skagit County Auditor



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.

