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When recorded return to:
Jaime Espinoza and Veronica Espinoza
12233 Bayhill Drive
Burlington, WA 98233

Filed for record at the request of:

CHICAGO TITLE COMPANY 620016841

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620016841

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Raupp and Jill L Raupp ,who acquired title as Jill L. Raper, each as their separate estate

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Jaime Espinoza and Veronica Espinoza, a married couple as community property

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Lot(s): LOT 23 BAY HILL VILLAGE DIV. 2 AND PTN GLOT 3, 02-34-03

Tax Parcel Number(s): P104436/4618-000-023-0002, P108051/340302-2-011-0800

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: April 1, 2013

John Raupp

Jill L Raupp

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20131175
APR 03 2013
Amount Paid $ 4935.00
Skagit Co. Treasurer
By mam Deputy

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STATUTORY WARRANTY DEED
(continued)

State of Wash
County of Skagit

I certify that I know or have satisfactory evidence that John Rauff + Jill L. Rauff
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: 4-1-13

Name: Trudy J. Crain
Notary Public in and for the State of Wash
Residing at: Anacortes
My appointment expires: 1-19-15

TRUDY J. CRAIN NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 01-19-15

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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P104436/4618-000-023-0002 and P108051/340302-2-011-0800

PARCEL A:

Lot 23, PLAT OF BAY HILL VILLAGE DIV. II, according to the plat thereof recorded in Volume 15 of Plats, pages 125 and 126, records of Skagit County, Washington.

PARCEL B:

The North 80 feet of the South 319.20 feet of the East 16 feet of Government Lot 3, Section 2, Township 34 North, Range 3 East of the Willamette Meridian, lying directly West of and adjacent to the West line of Lot 23, PLAT OF BAY HILL VILLAGE DIV. II, according to the plat thereof recorded in Volume 15 of Plats, pages 125 and 126, records of Skagit County, Washington.

ALL Situated in Skagit County, Washington.

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EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
   Recorded: October 4, 1920
   Auditor's No(s).: 41595, records of Skagit County, Washington
   For: A right-of-way for a private road

   The legal description contained in said easement is not sufficient to determine its exact location within said premises.

2. Easement, including the terms and conditions thereof, granted by instrument(s);
   Recorded: September 28, 1954
   Auditor's No(s).: 507233, records of Skagit County, Washington
   For: Pipeline

   The legal description contained in said easement is not sufficient to determine its exact location within said premises.

3. 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 HILL VILLAGE DIVISION 2:**

   Recording No: 9312200160

4. Easement, including the terms and conditions thereof, granted by instrument(s);
   Recorded: July 17, 1990
   Auditor's No(s).: 9007170071, records of Skagit County, Washington
   In favor of: Puget Sound Power & Light Company
   For: Electric transmission and/or distribution line, together with necessary appurtenances
   Affects: The exterior 10 feet, parallel with and adjoining the street frontage, of all lots of Bay Hill Village Div. III

5. Easement, including the terms and conditions thereof, granted by instrument(s);
   Recorded: July 27, 1993
   Auditor's No(s).: 9307270053, records of Skagit County, Washington
   In favor of: Puget Sound Power & Light Company
   For: Electric transmission and/or distribution line, together with necessary appurtenances
   Affects: A strip of land 10 feet in width across all lots of Bay Hill Village being parallel with and coincident with the boundaries of all streets

6. Easement, including the terms and conditions thereof, granted by instrument(s);
   Recorded: June 14, 1968
   Auditor's No(s).: 714476, records of Skagit County, Washington
   In favor of: Trans Mountain Oil Pipe Line Corp.
   For: Construction, operation and maintenance of pipeline
   Affects: The West 50 feet of Government Lot 2

7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, 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: March 8, 1991
   Auditor's No(s).: 9103080026, records of Skagit County, Washington
   Executed by: Division 2 Associates

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EXHIBIT "B"

Exceptions

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 16, 1993
Recording No.: 9312160009

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: March 8, 1991
Auditor's No(s).: 9103080026, records of Skagit County, Washington
Imposed By: Division 2 Associates

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Water line, lines or related facilities
Recording Date: January 18, 1994
Recording No.: 9401180154
Affects: The North 15 feet of Lot 23

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Walter W. Ebeling and Marion S. Ebeling, husband and wife
Purpose: right-of-way for private road
Recording Date: May 26, 1943
Recording No.: 362613
Affects: Parcel B

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Transmountain Oil Pipe Line Corporation
Purpose: Pipelines
Recording Date: February 14, 1955
Recording No.: 513131
Affects: Parcel B - the exact location and extent of said easement is undisclosed of record

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Olympic Pipe Line Company
Purpose: Ingress and egress and pipelines
Recording Date: February 6, 1964
Recording No.: 647334
Affects: Parcel B - the exact location and extent of said easement is undisclosed of record

13. Stipulation contained in instrument

Recording Date: September 1, 1908
Recording No.: Volume 68 of Deeds, page 439
As Follows: It is understood that the land is to be used for road purposes
Affects: Parcel B

14. Dues, charges, and assessments, if any, levied by Bay Hill Village Homeowner's Association.

15. Liability to future assessments, if any, levied by Burlington Sewer District.

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

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EXHIBIT "B"

Exceptions

SKAGIT COUNTY RIGHT TO FARM ORDIANCE:

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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