

**AFTER RECORDING MAIL TO:**

Monte D. Wright  
16456 Fairway Drive  
Burlington, WA 98233



200302070119  
Skagit County Auditor

2/7/2003 Page 1 of 3 11:20AM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 104900-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

## Statutory Warranty Deed

Grantor(s): Robert Jim Poland and Anna M. Poland  
Grantee(s): Monte D. Wright and Jami L. Wright  
Abbreviated Legal:  
Assessor's Tax Parcel Number(s): 3887-000-030-0006/P64565, P64565


THE GRANTOR ROBERT J. POLAND, who acquired title as R. JIM POLAND and ANNA M. POLAND, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MONTE D. WRIGHT and JAMI L. WRIGHT, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 30, "COUNTRY CLUB ADDITION NO. 2," as per plat recorded in Volume 8 of Plats, pages 78 and 79, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated January 28, 2003

  
Robert Jim Poland

  
Anna M. Poland

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 6001

FEB 07 2003

Amount Paid \$ 3502.17

Skagit Co. Treasurer

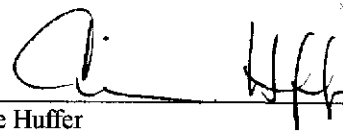
By  Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Robert Jim Poland and Anna M. Poland** the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 4, 2003



  
Carrie Huffer  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2003

## EXCEPTIONS:

- A. Conditions contained in the dedication and on the face of the Plat of Country Club Addition No. 2, as follows:

"All roads within the boundaries of the above described plat are private roads, and are intended for the use of the owners of all lots contained within the addition and in existing and future Country Club Additions, such future additions to be contained within Section 2, Township 34 North, Range 3 East, W.M."

"In the event that the owners of any of these lots in this plat shall petition the County Commissioners to include these roads in the County road system, it is hereafter agreed by said lot owners that the roads involved shall first be constructed to prevailing County standards and to the County Engineer's approval by said lot owners."

- B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED:

Declaration Dated: September 9, 1964  
Recorded: September 20, 1964  
Auditor's No.: 656449  
Executed By: Skyko Country Club, Inc.

- C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STAED HEREIN, AND INCIDENTAL PURPOSES.

For: Pipe line  
In Favor Of: Olympic Pipe Line Company  
Recorded: May 14, 1964  
Auditor's No.: 650523  
Affects: Private roads

- D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STAED HEREIN, AND INCIDENTAL PURPOSES.

For: Pipe line  
In Favor Of: Public Utility District No. 1 of Skagit County  
Recorded: November 25, 1964  
Auditor's No.: 658951  
Affects: Private roads

- E. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STAED HEREIN, AND INCIDENTAL PURPOSES.

For: Right of way  
In Favor Of: Cascade Natural Gas Corporation  
Recorded: January 23, 1968  
Auditor's No.: 709331  
Affects: Private roads



## EXCEPTIONS CONTINUED:

## F. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Sewer line  
In Favor Of: City of Burlington, a municipal corporation  
Recorded: December 5, 1974  
Auditor's No.: 810828  
Affects: Private roads

## G. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Underground electric system right of way  
In Favor Of: Puget Sound Power & Light Company  
Recorded: December 21, 1965  
Auditor's No.: 676339  
Affects: Private roads

## H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The City of Burlington  
Purpose: The construction, installation, maintenance, repair, restoration and replacement of a sewer pipeline, together with ingress and egress thereto  
Area Affected: The Easterly 5 feet of said lot along with that portion of the Southerly 10 feet of said lot extending in a Westerly direction 20 feet from the Southeast corner of said lot  
Dated: January 22, 1975  
Recorded: April 25, 1975  
Auditor's No.: 816587

## I. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

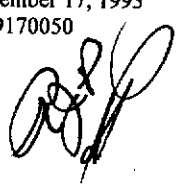
Grantee: Dennis G. Spink and Beverly Spink, husband and wife  
Purpose: The construction, installation, maintenance, repair, restoration and replacement of a sewer pipeline, together with ingress and egress thereto  
Area Affected: The Westerly 5 feet of the South 60 feet  
Dated: April 19, 1976  
Recorded: April 22, 1976  
Auditor's No.: 833747

## J. ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, INCLUDING, BUT NOT LIMITED TO, PROVISION FOR THE LEVY OF ASSESSMENTS AND LIENS:

Executed By: Country Club Road Association  
Recorded: September 17, 1993  
Auditor's No.: 98309170049

## K. BY-LAWS OF THE COUNTRY CLUB ROAD ASSOCIATION, AND THE TERMS AND CONDITIONS THEREOF:

Recorded: September 17, 1993  
Auditor's No.: 9309170050



200302070119  
Skagit County Auditor