



200907020131

Skagit County Auditor

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When recorded return to:

Mr. and Mrs. Jim Silverthorn
16417 Country Club Drive
Burlington, WA 98233

Recorded at the request of:

File Number: 97775

Statutory Warranty Deed

97775

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Gladys Norine Ballinger, Trustee of the Ballinger Revocable Trust, dated March 13, 2003, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jim Silverthorn and Lavon Silverthorn, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 34, "COUNTRY CLUB ADDITION NO. 2"

Tax Parcel Number(s): P64569, 3887-000-034-0002

Lot 34, "COUNTRY CLUB ADDITION NO. 2", as per plat recorded in Volume 8 of Plats, pages 78 and 79, records of Skagit County, Washington.

SUBJECT TO: Exceptions attached hereto and made a part thereof

Dated June 22, 2009

READ AND APPROVED
UB

Ballinger Revocable Trust, dated March 13, 2003

Gladys Norine Ballinger Trustee

By: Gladys Norine Ballinger, Trustee

1971

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 02 2009

Amount Paid \$ 3921.00
Skagit Co. Treasurer
By *mdm* Deputy

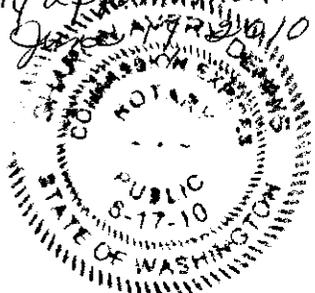
STATE OF Washington }
County of King } SS:

I certify that I know or have satisfactory evidence that *Gladys Norine Ballinger* signed this instrument, on oath stated that *she* authorized to execute the instrument and acknowledged it as the *Trustee of* of *The Ballinger Revocable Trust* to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: *June 27, 2009*

*Sharon Avery Dennis
Notary Public in and for the
State of Washington
Residing at Renton
My appointment expires
9/10/10*

Karen Alderson
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 3/28/2011



EXCEPTIONS:

A. 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

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:

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 STATED 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 STATED 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 STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Underground electric system right-of-way
In Favor Of: Puget Sound Power & Light Company
Recorded: December 6, 1975
Auditor's No.: 675506
Affects: Private roads



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F. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED 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

G. 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

H. Terms and Conditions of Road Maintenance Agreement, recorded September 17, 1993 under Skagit County Auditor's File No. 9309170049.

Affects: Plats of Country Club Addition Nos. 1, 2, 3 and 4

I. Terms and Conditions of By-Laws of Country Club Road Association, recorded September 17, 1993 under Skagit County File No. 9309170050.

J. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Country Club Addition No. 2
Volume/Page: Volume 8, Page 78

Said matters include but are not limited to the following:

1. "...declare this plat to be known as "COUNTRY CLUB ADDITION NO. 2". 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 combined within this addition and in existing and future Country Club Additions."
2. A 10 foot drainage easement affecting Lots 1, 2, 4 -8, 10 and 11.
3. A 10 foot walkway easement affecting Lots 1, 2, 3, 13, 14, 17, 18, 22, 23 and 24.
4. A 10 foot walkway and drainage easement affecting Lots 9 and 10.

K. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: April 5, 2002
Recorded: April 16, 2002
Auditor's No.: 200204160082
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Private Roads in Division 2 and Division 3

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