

When recorded return to:

Mr. and Mrs. Ronald E. Swanson



200910220072

Skagit County Auditor

10/22/2009 Page 1 of 4 3:23PM

Recorded at the request of:

CHICAGO TITLE CO.

File Number: 198275

620006022

Statutory Warranty Deed

THE GRANTOR Walter W. Wood and Virginia L. Wood, Trustees of the Wood Family Trust Dated January 14, 1995 and Walter W. Wood and Virginia L. Wood, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ronald E. Swanson and Joni L. Swanson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Tax Parcel Number(s): P64550

Lot 17, COUNTRY CLUB ADDITION NO. 2, according to the plat thereof recorded in Volume 8 of Plats, pages 78 and 79, records of Skagit County, Washington

Situated in Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

3245
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated 10-14-09

OCT 22 2009

Wood Family Trust

Walter W. Wood Trustee
By: Walter W. Wood, Trustee

Walter W. Wood
Walter W. Wood, individual

Amount Paid \$ 7837.00
By John Skagit Co. Treasurer
Deputy

Virginia L. Wood Trustee
By: Virginia L. Wood, Trustee

Virginia L. Wood
Virginia L. Wood, individual

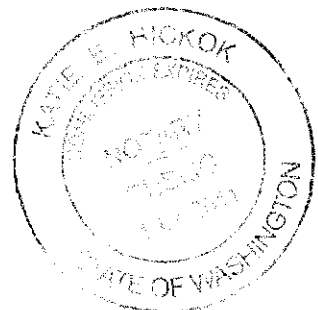
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Walter W. Wood & Virginia Wood is/are the person(s) who appeared before me, and said person(s) acknowledge that they signed this instrument, on oath stated they is/are authorized to execute the instrument and acknowledge that as the Trustees of Wood Family Trust dated 1-14-95 to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10-15-09

Katie E. Hickok

Notary Public in and for the State of WA
Residing at Mt Vernon
My appointment expires: 1-7-11

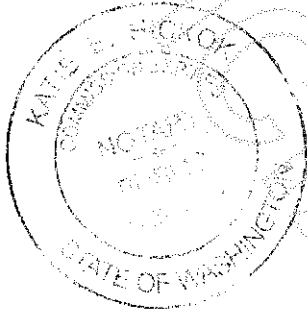


STATE OF WASHINGTON, }
County of WA } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Walter W. Wood
Virginia L. Wood to me known
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they
signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15th day of October, 2009.



Kate Eller

Notary Public in and for the State of Washington,
residing at Mt Vernon

My appointment expires 1-7-11



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Exhibit A

Order No.: 620006022

SCHEDULE B-001

1. Provisions contained in the dedication of the plat, substantially as follows:

All roads within the boundaries of the plat are private roads. Said plat also contains the following note: 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.

2. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: December 21, 1965
Auditor's No.: 676339, records of Skagit County, WA
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: As surveyed, staked and constructed

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 18, 1965
Auditor's No(s): 677577, records of Skagit County, Washington
In favor of: Puget Sound Power and Light

Note: Exact location and extent of easement is undisclosed of record.

4. Agreement, including the terms and conditions thereof, entered into
By: Lot owners of Country Club Additions 1, 2, 3, and 4
Recorded: September 17, 1993
Auditor's No.: 9309170049, records of Skagit County, WA
Providing: Maintenance of Country Club Drive, Country Club Place, and Fairway Drive

5. Covenants, conditions, restrictions, and easements 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: September 29, 1964
Auditor's No(s): 656449, records of Skagit County, Washington
Executed By: Skyko Country Club, Inc.

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
Recorded: September 17, 1993
Auditor's No.: 9309170050, records of Skagit County, WA
Imposed by: Country Club Road Association



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SCHEDULE B-001

SCHEDULE B-001 - Continued
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7. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: April 21, 2004
Auditor's No.: 20024160082, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

- END OF SCHEDULE B-001 -



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