



201406240038

Skagit County Auditor \$75.00
6/24/2014 Page 1 of 4 3:22PM

When recorded return to:
Christopher Homes, Inc
1304 Hillcrest Pkwy
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620020965

CHICAGO TITLE 620020965

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gladys N Ballinger, as Trustee of the Ballinger Revocable Living Trust dated March 13, 2003

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

in hand paid, conveys, and warrants to Christopher Homes, Inc, a Washington Corporation

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

Lot 35, "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

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P64570 / 3887-000-035-0001

Subject to:

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

Dated: June 12, 2014

The Ballinger Revocable Living Trust dated March 13, 2003

BY: Gladys N. Ballinger
Gladys N. Ballinger
Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20142196
JUN 24 2014

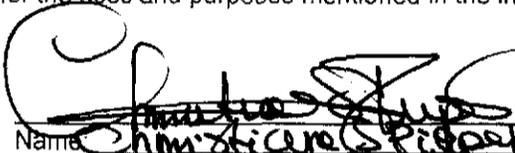
Amount Paid \$ 539.00
Skagit Co. Treasurer
By nam Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Pierce

I certify that I know or have satisfactory evidence that _____
Gladys N Ballinger
is/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 Trustee of The Ballinger Revocable Living Trust dated March 13, 2003 to be
the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6-18-2014


Name: Christiane S Pieper
Notary Public in and for the State of Washington
Residing at: Tacoma WA
My appointment expires: 03-02-2015

Notary Public
State of Washington
CHRISTIANE S PIEPER
My Appointment Expires Mar 2, 2015



EXHIBIT "A"
Exceptions

1. 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 **COUNTRY CLUB ADDITION NO. 2:**

Recording No: 656450

2. Covenants, conditions, and restrictions contained in declaration of restrictions
Recorded: September 29, 1964
Auditor's No.: 656449, records of Skagit County, WA
Executed by: Skyko Country Club, Inc.
3. 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
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Olympic Pipe Line Company
Purpose: Pipe Line
Recording Date: May 14, 1964
Recording No.: 650523
Affects: Private Roads
5. 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: Pipe Line
Recording Date: November 25, 1964
Recording No.: 658951
Affects: Private Roads
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Underground electric system right-of-way
Recording Date: December 6, 1975
Recording No.: 675506
Affects: Private Roads
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation
Purpose: Right-of-way
Recording Date: January 23, 1968
Recording No.: 709331
Affects: Private Roads
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Burlington, a municipal corporation



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EXHIBIT "A"

Exceptions
(continued)

Purpose: Sewer line
Recording Date: December 5, 1974
Recording No.: 810828
Affects: Private roads

9. 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

10. 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

11. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: April 16, 2002
Auditor's No.: 200204160062, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

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

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

14. Liability to future assessments, if any, levied by Country Club Road Association.

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.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

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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