



Skagit County Auditor \$76.00  
6/3/2016 Page 1 of 4 1:33PM

**When recorded return to:**  
Riley W. Smith and Kendra K. Monroe Smith  
16418 Fairway Drive  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620027450

**CHICAGO TITLE**  
620027450

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Donald T. Sorensen and Alice G. Sorensen, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
Husband and Wife  
in hand paid, conveys, and warrants to Riley W. Smith and Kendra K. Monroe Smith, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 29, "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): P64564 / 3887-000-029-0009,

Subject to:

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



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 2253  
JUN 03 2016

Amount Paid \$ 5345.<sup>00</sup>  
Skagit Co. Treasurer  
By *man* Deputy

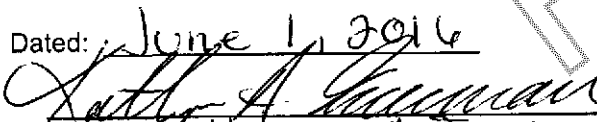
**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 25, 2016

  
Donald T. Sorensen  
  
Alice G. Sorensen

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Donald T. Sorensen and Alice G. Sorensen are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 1, 2016  
  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9.01.2018

KATHERYN A. FREEMAN  
STATE OF WASHINGTON  
NOTARY -- PUBLIC  
My Commission Expires 9-01-2018

**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(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

4. 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

5. 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

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

## EXHIBIT "A"

### Exceptions (continued)

document:

Granted to: City of Burlington, a municipal corporation  
Purpose: Sewer line  
Recording Date: December 5, 1974  
Recording No.: 810828  
Affects: Private roads

7. 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
8. 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
9. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: April 16, 2002  
Auditor's No.: 200204160082, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
10. City, county or local improvement district assessments, if any.
11. Liability to future assessments, if any, levied by Burlington Sewer District.
12. Liability to future assessments, if any, levied by Country Club Road Association.