

**When recorded return to:**

Michael S Keeler and Donna J Keeler  
16453 County Club Drive  
Burlington, WA 98233



201607280050

Skagit County Auditor

\$76.00

7/28/2016 Page

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4

1:42PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620027523

**CHICAGO TITLE**

620027523

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Tim Martinson and Nicole Martinson, husband and wife

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

in hand paid, conveys, and warrants to Michael S Keeler and Donna J Keeler, a married couple

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

Lot 32, 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.

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

Tax Parcel Number(s): P64567 / 3887-000-032-0004

Subject to:

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

Dated: July 27, 2016

Tim R. Martinson

Nicole R. Martinson

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

2016 \$212  
JUL 28 2016

Amount Paid \$ 5790.00  
Skagit Co. Treasurer  
By *nam* Deputy

STATUTORY WARRANTY DEED  
(continued)

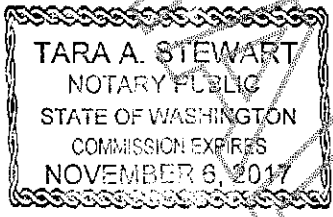
State of WA

County of Skagit

I certify that I know or have satisfactory evidence that Tim R. Martinson and Nicole R. Martinson  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 7/27/10

Tara A. Stewart  
Name: Tara A. Stewart  
Notary Public in and for the State of WA  
Residing at: Manlyville  
My appointment expires: 11-10-17



**EXHIBIT "A"**  
Exceptions

1. 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
2. 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
3. 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.
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

## EXHIBIT "A"

### Exceptions (continued)

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

9. 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
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. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by City of Burlington Sewer District.
13. Assessments, if any, levied by Country Club Road Association.