

When recorded return to:
Les K Topp and Kay F Topp
18415 Fairway Drive
Burlington, WA 98233



201710090070

Skagit County Auditor

\$77.00

10/9/2017 Page

1 of

4 1:28PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032572

CHICAGO TITLE
620032572

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bill J Mccutcheon and Jean C Mccutcheon, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Les K Topp and Kay F Topp, a married couple

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

Lot 21, 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): P64555 / 3887-000-021-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201710090070
OCT 09 2017

Amount Paid \$ 541.28
By *MA* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 28, 2017

Bill J McCutcheon
Bill J McCutcheon

Jean C McCutcheon
Jean C McCutcheon

State of WASHINGTON
County of ~~SKAGIT~~ KING
M.V.W.

I certify that I know or have satisfactory evidence that Bill J McCutcheon and Jean C McCutcheon 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: Oct 7, 2017

Michael D. Van Wagner
Name: Michael D. Van Wagner
Notary Public in and for the State of Washington
Residing at: Woodinville
My appointment expires: 5-1-2021

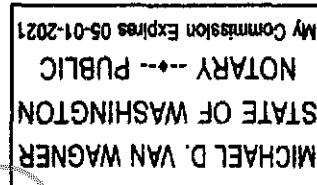


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: September 29, 1964

Auditor's No.: 656449, records of Skagit County, Washington

Executed By: Skyko Country Club, Inc.

3. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: December 21, 1965

Auditor's No.: 676339, records of Skagit County, Washington

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. 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, Washington

Providing: Maintenance of Country Club Drive, Country Club Place, and Fairway Drive

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: September 17, 1993

Auditor's No(s): 9309170050, records of Skagit County, Washington

Imposed By: Country Club Road Association

6. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: December 24, 1968

Auditor's No(s): 675141, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary

EXHIBIT "A"

Exceptions
(continued)

appurtenances

Affects:

As constructed

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Country Club Road Association.