

When recorded return to:  
Renee Hanson and C. Todd Hanson  
16437 Fairway Drive  
Burlington, WA 98233



201804260065

Skagit County Auditor \$77.00  
4/26/2018 Page 1 of 4 1:38PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034186

CHICAGO TITLE  
620034186

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Deborah Sue McNeal, Trustee of the Malo Family Trust Dated December 17, 1990

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Renee Hanson and C. Todd Hanson, a married couple

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

Lot 19, 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): P64552 / 3887-000-019-0001,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20181695  
APR 26 2018

Amount Paid \$10,133.<sup>20</sup>  
Skagit Co. Treasurer:  
By *JAM* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: April 24, 2018

Malo Family Trust, dated December 17, 1990 Schedule B


BY: Deboah Sue McNeal, Trustee  
Deboah Sue McNeal  
Successor Trustee

State of Arizona  
County of Maricopa

I certify that I know or have satisfactory evidence that Deboah McNeal is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Successor Trustee of the Malo Family Trust Dated December 17, 1990 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4.25.2018

[Signature]  
Name: Justin A. Stittsworth  
Notary Public in and for the State of Arizona  
Residing at: Maricopa County, AZ  
My appointment expires: 2.6.2020

 JUSTIN A. STITTSWORTH  
Notary Public - Arizona  
Maricopa County  
Expires 02/06/2020

**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. **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

5. **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

6. **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

## EXHIBIT "A"

### Exceptions (continued)

7. 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: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording No.: 677580  
Affects: Exact location and extent of easement is undisclosed of record

8. Record of Survey

Recording Date: February 11, 1992  
Recording No.: 9202110952

9. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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