



**201907230081**

07/23/2019 01:27 PM Pages: 1 of 5 Fees: \$105.50  
Skagit County Auditor

**When recorded return to:**  
Benjamin J. Eddy and Crystal M. Eddy  
12796 Country Club Place  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038850

**CHICAGO TITLE**  
020038850

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gregory C. Reed and Lou Ann Reed, 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 Benjamin J. Eddy and Crystal M. Eddy, husband and wife

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

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

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

Lot(s): ptn. 3 and 4 COUNTRY CLUB ADDITION NO. 4

Tax Parcel Number(s): P64589 / 3889-000-004-0006

Subject to:

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

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

20193051

**JUL 23 2019**

Amount Paid \$7,748.00  
Skagit Co. Treasurer  
By *Jnm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 5, 2019

*Lou Ann Reed*  
Lou Ann Reed  
*Gregory C. Reed*  
Gregory C. Reed

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Lou Ann Reed and Gregory C. Reed 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: 7/5/19



*Kellia Mayo*  
Name: Kellia Mayo  
Notary Public in and for the State of WA  
Residing at: Solo Wood  
My appointment expires: 6/19/21

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P64589 / 3889-000-004-0006**

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**PARCEL A:**

Tract 4, COUNTRY CLUB ADDITION NO. 4, according to the plat thereof recorded in Volume 8 of Plats, pages 83 and 84, records of Skagit County, Washington;

EXCEPT the following described tract:

Beginning at the Northeast corner of said Lot 4;  
Thence North 58°06'09" West along the Northerly line of said Lot 4, a distance of 60.58 feet to an angle point in said Northerly line;  
Thence North 89°25'17" West along said Northerly line a distance of 31.27 feet;  
Thence South 68°39'00" East, a distance of 88.79 feet to the point of beginning.

Situated in Skagit County, Washington.

**PARCEL B:**

That portion of Tract 3, COUNTRY CLUB ADDITION NO. 4, according to the plat thereof recorded in Volume 8 of Plats, pages 83 and 84, records of Skagit County, Washington, described as follows:

Commencing at the most Southerly corner of said Lot 3;  
Thence North 58°06'09" West along the Southerly line of said Lot 3, a distance of 60.58 feet to an angle point in said Southerly line;  
Thence North 89°25'17" West along said Southerly line, a distance of 31.27 feet to the true point of beginning;  
Thence continue North 89°25'17" West along said Southerly line a distance of 41.73 feet to the Southerly corner of said Lot 3;  
Thence Northerly along the Westerly line of said Lot 3, which line is the margin of a road on a curve to the left having a radius of 35 feet, through a central angle of 24°33'19", an arc distance along said Westerly line of 15.00 feet to a point that is North 68°39'00" West from the true point of beginning;  
Thence South 68°39'00" East 37.42 feet to the true point of beginning.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: October 4, 1956  
 Auditor's No(s):: 542450, records of Skagit County, Washington  
 In favor of: Cascade Natural Gas Corporation  
 For: Constructing, maintaining pipeline or pipelines  
 Affects: Location not disclosed
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: August 17, 1961  
 Auditor's No(s):: 611239, 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 constructed
  
3. 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 ADD NO. 4:  
  
 Recording No: 663410
  
4. Agreement, including the terms and conditions thereof; entered into;  
 By: Lot owners within the Plats of Country Club Additions No. 1,2,3 and 4  
 Recorded: September 17, 1993  
 Auditor's No. 9309170049, records of Skagit County, Washington  
 Providing: Road Maintenance Agreement  
 Affects: Said premises and other property
  
5. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;  
 Recorded: April 28, 1965  
 Auditor's No(s):: 665405, records of Skagit County, Washington  
 Executed By: Skyko Country Club Inc.
  
6. 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 and 9309170049, records of Skagit County, Washington

**EXHIBIT "B"**Exceptions  
(continued)

- Imposed By: Country Club Road Association  
Affects: Said premises and other property
7. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: May 24, 1965  
Auditor's No(s):: 666534, 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 constructed
8. Terms and Conditions of the Bylaws of the Country Club Road Association;  
Recorded: September 17, 1993  
Auditor's No.: 9309170050, records of Skagit County, Washington
9. Terms, conditions, and restrictions of that instrument entitled Notice and Acknowledgment - Airport and Aircraft Operations and Noise Disclosure - Skagit Regional;  
Recorded: January 18, 2008  
Auditor's No(s):: 200801180147, records of Skagit County, Washington
10. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: January 18, 2008  
Auditor's No(s):: 200801180148, records of Skagit County, Washington  
In favor of: Gregory C. Reed and Lou Ann Reed  
For: Port of Skagit County
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Country Club Road Association.
13. Assessments, if any, levied by Burlington Sewer District.