

When recorded return to:

Walter E. Kruse and Debra K. Kruse
12826 Eagle Drive
Burlington, WA 98233

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 2019-3353

Aug 08 2019

Amount Paid \$6769.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039127

CHICAGO TITLE CO.

620039127

STATUTORY WARRANTY DEED

THE GRANTOR(S) Vernon Sorensen, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Walter E. Kruse and Debra K. Kruse, a married couple

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 8, Block 2, COUNTRY CLUB ADDITION NO. 6, Vol. 11, Pg. 42, Skagit County, Wa.

Tax Parcel Number(s): P79509 / 4339-002-008-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 29, 2019


Vernon SorensenState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Vernon Sorensen is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 31, 2019

Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

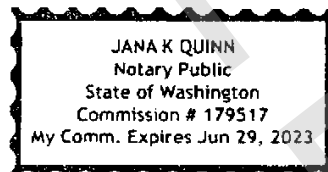


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P79509 / 4339-002-008-0002

Lot 8, Block 2, COUNTRY CLUB ADD. NO. 6, according to the plat thereof, recorded in Volume 11 of Plats, Page 42, records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
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 plat of Country Club Addition No. 6:

Recording No: Volume 11 of Plats, Page 42

2. 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 Date: April 2, 1971
Recording No.: 750497
Affects: A right of way 5 feet in width being 2.5 feet on across the Southeast quarter of the Southwest quarter of Section 2. Township 34 North, Range 3 East of the Willamette Meridian
Affects: Said premises and other properties

3. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: July 6, 1976
Recording No.: 838525

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 26, 1988
Recording No.: 8809260009

Said instrument is a re-record of recording no. 8809140003.

Notice with regards to Architectural Control Committee

Recording Date: September 13, 1988
Recording No.: 8809130017

EXHIBIT "B"Exceptions
(continued)

Notice with regards to Architectural Control Committee

Recording Date: December 15, 1992
Recording No.: 9212150052

4. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Executed By: Dujardin Custom Homes, Inc., a Washington corporation and Marvel Construction, Inc., a Washington corporation, and First Federal Savings and Loan Association
Recording Date: March 25, 1977
Recording No.: 853302

5. 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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Burlington Sewer District.