

When recorded return to:
Jerald D. Morris and Carolyn Morris
12796 Country Club Place
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

315 Court Street, PO Box 790
Friday Harbor, WA 98250

CHICAGO TITLE COMPANY
620043736

Escrow No.: 245428320

STATUTORY WARRANTY DEED

THE GRANTOR(S) Benjamin J. Eddy and Crystal M. Eddy, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Jerald D. Morris and Carolyn Morris, husband and wife as Joint Tenants with right of survivorship

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.)

Ptn Lots 3 & 4, COUNTRY CLUB ADDN NO. 4

Tax Parcel Number(s): P64589

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3047

Aug 12 2020

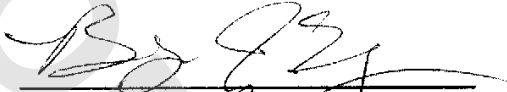
Amount Paid \$7685.00


Skagit County Treasurer

By Heather Beauvais Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 8, 2020

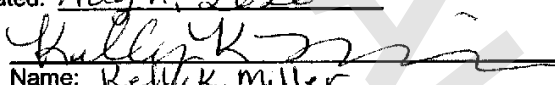


Benjamin J. Eddy


Crystal M. Eddy

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Benjamin J. Eddy and Crystal M. Eddy 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: Aug 11, 2020



Name: Kelly K. Miller
Notary Public in and for the State of WA
Residing at: Mount Vernon
My appointment expires: 9-9-2020



The undersigned hereby agree to hold title as Joint Tenants with right of survivorship and not as tenants in common nor as community property.



Jerald D. Morris



Carolyn E. Morris

EXHIBIT "A"
Legal Description

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.

TOGETHER WITH 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.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: October 4, 1956
Recording No.: 542450
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);
Recording Date: August 17, 1961
Recording No.: 611239
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line
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;

Executed By: Lot owners within the Plats of Country Club Additions No. 1,2,3 and 4
Recording Date: September 17, 1993
Recording No.: 9309170049
Providing: Road Maintenance Agreement
Affects: Said premises and other property
5. 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

Recording Date: April 28, 1965
Recording No.: 665405
6. 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,

EXHIBIT "B"

Exceptions
(continued)

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(s)

Recording Date: September 17, 1993
Recording No.: 9309170049
Recording No.: 9309170050
Imposed By: Country Club Road Association

7. Lien of assessments levied pursuant to the Declaration for Country Club Road Association to the extent provided for by Washington law.

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

Recording Date: May 24, 1965
Recording No.: 666534
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line

9. Provisions contained in the articles of incorporation and bylaws of Country Club Road Association, recorded under recording number 9309170050, including any liability to assessment lien.

10. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recording Date: January 18, 2008
Recording No.: 200801180148
In favor of: Gregory C. Reed and Lou Ann Reed
For: Port of Skagit County

11. 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.

EXHIBIT "B"
Exceptions
(continued)

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."

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by Country Club Road Association.
15. Assessments, if any, levied by Burlington Sewer District.