

When recorded return to:

Patricia A. Jones and Joshua Edwin Bigelow
18930 Leila Lane
Jamestown, CA 95327

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1918

Apr 30 2021

Amount Paid \$12301.62
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.: 620047362

CHICAGO TITLE CO.

620047362

STATUTORY WARRANTY DEED

THE GRANTOR(S) Edward Lynch and Kristi Lynch, 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 Patricia A. Jones and Joshua Edwin Bigelow, a married couple

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

THE EAST 5 FEET OF LOT 4 AND ALL OF LOT 3, "COUNTRY CLUB ADDITION NO. 1", AS
PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P64525 / 3886-000-004-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 26, 2021

Edward Lynch
Edward Lynch

Kristi Lynch
Kristi Lynch

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Edward Lynch and Kristi Lynch 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: April 28 2021

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

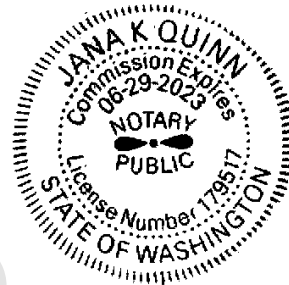


EXHIBIT "A"

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: Construct, maintain, etc., a pipeline together with right of ingress and egress to and from the same

 Note: Exact location and extent of easement is undisclosed of record.
2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: August 17, 1961
 Auditor's No(s): 611240, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement for pipe line for transportation of water, together with right of ingress and egress as granted to Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation, by instrument dated July 14, 1958, and recorded July 15, 1958, under Auditor's File No. 567790, records of Skagit County, Washington.
4. 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: September 17, 1993
 Auditor's No(s): 9309170049, records of Skagit County, Washington
 Executed By: Various owners within Country Club Divisions 1, 2, 3 and 4
 As Follows: For road maintenance
5. Bylaws of Country Club Road Association including the terms, covenants and provisions thereof

 Recording Date: September 17, 1993
 Recording No.: 9309170050
6. 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. 1 :

EXHIBIT "A"**Exceptions
(continued)**

Recording No: 608985

7. 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 Survey:

Recording No: 200808120064

8. Avigation Easement, including the terms, covenants and provisions thereof

Recording Date: June 16, 2009
Recording No.: 200906160047

9. Notice and acknowledgement airport and aircraft operations and Noise Disclosure Skagit "Regional Airport Environs, including the terms, covenants and provisions thereof

Recording Date: June 16, 2009
Recording No.: 200906160048

10. 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."

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "A"

**Exceptions
(continued)**

thereof; Indian treaty or aboriginal rights.

12. Assessments, if any, levied by County Club Road Association.
13. Assessments, if any, levied by Burlington Sewer District.
14. City, county or local improvement district assessments, if any.