

When recorded return to:
Troy Wright and Angela Wright
141 Tinas Coma Drive
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
Lena Thompson

Escrow No.: 620051819

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brandon Atkinson and Kate Atkinson, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part
of an IRS 1031 Tax Deferred Exchange
in hand paid, conveys, and warrants to Troy Wright and Angela Wright, 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.)

PTN LT.5, COUNTRY CLUB ADDN NO. 2

Tax Parcel Number(s): P135231 / 3887-000-005-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

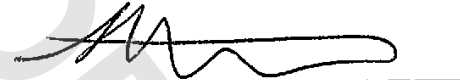
Affidavit No. 20223145

Aug 01 2022

Amount Paid \$18685.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 28, 2022



Brandon Atkinson



Kate Atkinson

State of Washington

County of Skagit

This record was acknowledged before me on 8/1/22 by Brandon Atkinson and Kate Atkinson.



(Signature of notary public)

Notary Public in and for the State of Washington

My commission expires: 8/19/22

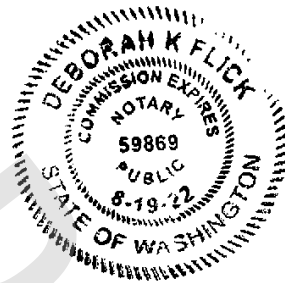


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P135231 / 3887-000-005-0100

LOT 5 OF THE PLAT OF COUNTRY CLUB ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE(S) 78 AND 79, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF LOT 5 OF THE PLAT OF COUNTRY CLUB ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS AT PAGE(S) 78 AND 79, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5;
THENCE SOUTH 09°06'30" EAST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 36.88 FEET;
THENCE NORTH 82°00'14" EAST, A DISTANCE OF 98.48 FEET TO THE WEST LINE OF THE 45.00 FOOT RADIUS CUL-DE-SAC AS SHOWN ON SAID PLAT;
THENCE NORTHERLY ALONG SAID WEST LINE THROUGH A CENTRAL ANGLE OF 11°35'34", AND AN ARC DISTANCE OF 9.10 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;
THENCE NORTH 77°36'19" WEST, A DISTANCE OF 105.83 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Country Club Addition No. 2:

Recording No: 656450

2. 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: September 29, 1964
Recording No.: 656449

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. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: By-Laws of Country Club Road Association
Recording Date: September 17, 1993
Recording No.: 9309170050

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

EXHIBIT "B"Exceptions
(continued)

6. Skagit County Planning & Development Services and the terms and conditions thereof
- Recording Date: September 19, 2017
Recording No.: 201709190049
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Right to construct, operate, maintain, repair replace, improve, remove enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity
Recording Date: April 16, 2002
Recording No.: 200204160082
Affects: Portion of said premises
8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 202009040129
9. Easement(s) for the purpose(s) shown below and rights incidental thereto as provided in a document:
- Purpose: Perpetual air or flight easement, also referred to as "avigation rights."
Recording Date: October 2, 2020
Recording No.: 202010020057
Affects: All the air space above said Land.
- Reference is hereby made to said document for full particulars.
10. Notice and acknowledgement airport and Aircraft operation and noise disclosure and the terms and conditions thereof:
- Recording Date: October 2, 2020
Recording No.: 202010020058
11. Skagit County Planning & Development Services and the terms and conditions thereof:
- Recording Date: February 25, 2021

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 202102250082

12. Title Notification and the terms and conditions thereof:

Recording Date: March 11, 2021
Recording No.: 202103110167

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

14. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 20, 2022
between Troy Wright Angela Wright ("Buyer")
Buyer Buyer
and KSA Investments LLC ("Seller")
Seller Seller
concerning 16557 Country Club Dr Burlington WA 98233 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticator
Troy Wright 07/21/2022
Buyer Date

Authenticator
Brandon Atkinson 07/20/2022
Seller Date

Authenticator
Angela Wright 07/21/2022
Buyer Date

Seller Date