

202209280210
09/28/2022 04:02 PM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor

Recording Requested By:
Three D Trust

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Mail Recorded Deed to:
Three D Trust
12627 Eagle Drive
Burlington, WA 98233

2022 3918
SEP 28 2022

Amount Paid \$ 0
Skagit Co. Treasurer
By UT Deputy

Transfer Tax: \$ _____

QUITCLAIM DEED

Grantor(s): **Larry D. Pelham and Lynn L. Pelham, husband and wife**
Grantee(s): **Larry D. Pelham and Lynn L. Pelham, Trustees of the Three D Trust, dated AUGUST 16, 2022, and any amendments thereto**
Abbreviated Legal: **Lot 5, Country Club ADD, No, 7**
Assessor's Tax Parcel Number: **4355-000-005-0008/P79753**
Property Address: **12627 Eagle Drive, Burlington, WA 98233**

WITNESS

For no consideration, and in order to change the form of holding title only **Larry D. Pelham and Lynn L. Pelham, husband and wife**, do now hereby remise, release and forever **QUITCLAIM** any and all interest they may have in said real property, described below situated in the County of Skagit in the State of Washington **subject to** all taxes, covenants, conditions, reservations, assessments, restrictions, mortgages, liens, rights of way and easements of record, of whatsoever kind and nature to:

**LARRY D. PELHAM AND LYNN L. PELHAM, TRUSTEES OF THE
THREE D TRUST,
DATED August 16, 2022,
AND ANY AMENDMENTS THERETO,**

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

Lot 5, COUNTRY CLUB ADDITION NO. 7, according to the plat thereof, recorded in Volume 11 of Plats, pages 63 and 64, records of Skagit County, Washington.

Tax Parcel Number(s): 4355-000-005-0008/P79753

SUBJECT TO EXHIBIT "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to Larry D. Pelham and Lynn L. Pelham, husband and wife, the Grantors herein, by Statutory Warranty Deed dated December 13, 2010 and recorded December 16, 2010 as Instrument Number 201012160096, in the official records of Skagit County, Washington.

Transfer is exempt per WAC 458-61A-211(2)(g) - Mere change in identity or form

This conveyance is made and accepted, and said realty is hereby transferred SUBJECT TO any taxes, conditions, covenants and restrictions, liens, encumbrances and mortgages now of record (all of which are hereby incorporated herein by this reference into the body of this Instrument as though fully set forth herein), and which shall run with the land and be binding on any transferees, and their successors and assigns.

This instrument was prepared based on information furnished by the parties, no independent title search has been made, and tax certificates were not obtained.

IN WITNESS WHEREOF, this Instrument is Executed.

9/28/22 _____
Date Larry D. Pelham, Grantor

9/28/22 _____
Date Lynn L. Pelham, Grantor

ACKNOWLEDGMENT

State of Washington)

County of Skagit)

ss.:

On September 28, 2022 before me, Belen Martinez, personally appeared **Larry D. Pelham** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the Instrument.

WITNESS MY HAND AND OFFICIAL SEAL

Belen Martinez
Notary Signature
Printed Name Belen Martinez
Notary Public in and for the State of WA
Residing at: Skagit County
My Appointment Expires: 03/30/2026



ACKNOWLEDGMENT

State of Washington)

ss.:

County of Skagit)

On September 28, 2022 before me,
Belen Martinez, personally appeared **Lynn L.**

Pelham who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the Instrument.

WITNESS MY HAND AND OFFICIAL SEAL

Belen Martinez
Notary Signature

Printed Name Belen Martinez

Notary Public in and for the State of WA

Residing at: Skagit County

My Appointment Expires: 03/30/2026



EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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. 7

Recording No. 856969

2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: July 5, 1977
Auditors No(s): 859872, records of Skagit County, Washington
Executed By: D & C Land and Development Inc., a Washington corporation

AMENDED by Instrument(s):

Recorded: January 25, 1993
Auditors No(s): 9301250003, records of Skagit County, Washington

EXHIBIT "B"

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.