

202311270058

11/27/2023 03:51 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

When recorded return to:
Gary Douglas Randall
16575 Green Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 8856
NOV 27 2023

Amount Paid \$ 8918.00
Skagit Co. Treasurer
By [Signature] Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620054986

Escrow No.: 620054986

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Robinson and Jodee Robinson, 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 Gary Douglas Randall, an unmarried person

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 LTS 45 & 46, PLAT OF COUNTRY CLUB ADDN NO. 5

Tax Parcel Number(s): P79371 / 4333-000-046-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 11-16-23

Robert Robinson
Robert Robinson

Jodee Robinson
Jodee Robinson

State of Washington

County of Skagit

This record was acknowledged before me on November 16, 2023 by Robert Robinson and Jodee Robinson.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2024

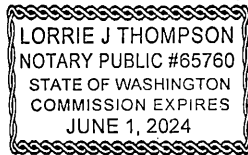


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P79371 / 4333-000-046-0006

THAT PORTION OF LOT 45 AND 46, PLAT OF COUNTRY CLUB ADDITION NO. 5, RECORDED IN VOLUME 11 OF PLATS, PAGES 32 AND 33, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 46;
THENCE SOUTH 0°13'58" WEST, 51.61 FEET ALONG THE EAST LINE OF SAID LOT 46 TO THE SOUTHEAST CORNER THEREOF BEING THE POINT OF BEGINNING OF SAID LINE
DESCRIPTION;
THENCE NORTH 77°05'43" WEST, 15.64 FEET;
THENCE SOUTH 12°34'00" WEST, 19.15 FEET;
THENCE NORTH 77°05'43" WEST, 70.00 FEET;
THENCE SOUTH 49°32'45" WEST, 51.46 FEET, MORE OR LESS, TO A POINT ON THE RIGHT OF WAY MARGIN OF GREEN LANE CUL DE SAC, SAID POINT BEARS NORTH 61°07'45" EAST, 45.00 FEET FROM THE CENTER OF SAID CUL DE SAC, SAID POINT ALSO BEARS NORTH 23°32'26" WEST, 8.36 FEET FROM THE COMMON CORNER OF SAID LOTS 45 AND 46, SAID POINT ALSO BEING THE TERMINUS OF SAID LINE;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THOSE PORTIONS OF SAID LOTS 45 AND 46 LYING NORTH OF THE ABOVE-DESCRIBED LINE AND THOSE PORTIONS OF SAID LOTS 45 AND 46 LYING SOUTHERLY OF THE ABOVE-DESCRIBED LINE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 46, BEING A POINT ON THE RIGHT OF WAY MARGIN OF SAID GREEN LANE CUL DE SAC;
THENCE ALONG THE ARC OF SAID CUL DE SAC CURVE, CONCAVE TO THE SOUTHWEST, HAVING AN INITIAL TANGENT BEARING OF SOUTH 70°03'29" EAST, A RADIUS OF 45.00, THROUGH A CENTRAL ANGLE OF 69°31'04" AN ARC DISTANCE OF 54.60 FEET;
THENCE NORTH 89°27'35" EAST, 34.16 FEET;
THENCE NORTH 11°02'18" EAST, 44.16 FEET;
THENCE SOUTH 77°05'43" EAST, 10.00 FEET;
THENCE NORTH 12°54'17" EAST, 17.21 FEET;
THENCE NORTH 77°05'43" WEST, 63.60 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID LOT 46, AT A POINT BEARING NORTH 38°00'00" EAST FROM THE POINT OF BEGINNING;
THENCE SOUTH 38°00'00" WEST ALONG SAID EASTERLY LINE OF LOT 46, 38.75 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Right of Way Contract and the terms and conditions thereof:

Recording Date: September 14, 1956
Recording No.: 542450

2. 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 Add. No. 5:

Recording No: 827765

3. 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: December 11, 1975
Recording No.: 827767

Modification(s) of said covenants, conditions and restrictions

Recording No.: 855948

4. Water Development Agreement and the terms and conditions thereof

Executed by: Public Utility District No. 1 of Skagit County and D & C Land Development Co.
Recording Date: February 24, 1976
Recording No.: 831513

5. Resignation and Appointment of Successor Members to the Architectural Control Committee for Country Club Additions No.'s 5, 6, 7, 8, & 9 and the terms and conditions thereof:

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

6. 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,

EXHIBIT "B"Exceptions
(continued)

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 Boundary Line Adjustment:

Recording No: 200201180110

7. 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.