

When recorded return to:

Patricia A. Sutherland and James F. Kuran
12508 Patricia Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242307
Sep 26 2024
Amount Paid \$11502.20
Skagit County Treasurer
By BELEN MARTINEZ Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charlotte J. Von Moos, as her separate estate, _____,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Patricia A. Sutherland and James F. Kuran, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot 27, COUNTRY CLUB ESTATES

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P78661

Dated: 9-23-24

Charlotte J. Von Moos
Charlotte J. Von Moos

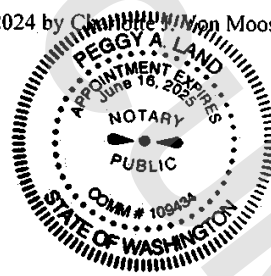
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 23 day of September, 2024 by Charlotte J. Von Moos.

Peggy A. Land
Signature

Notary
Title

My commission expires: June 16, 2025



Statutory Warranty Deed
LPB 10-05

Order No.: 24-21454-KH

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 12508 Patricia Lane, Burlington, WA 98233
Tax Parcel Number(s): P78661

Property Description:

Lot 27, COUNTRY CLUB ESTATES, as per plat recorded in Volume 11 of Plats, pages 5 and 6, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington

EXHIBIT B

24-21454-KH

9. Mineral reservations contained in deed through which title is claimed from the United States of America, dated January 1, 1944, recorded April 25, 1944 under Auditor's File No. 370943, as follows:

"Reserving to the United States of America a 3/4 interest in the oil, gas, coal, and other mineral rights of whatsoever nature, upon in or under the said lands, together with the usual mining rights, powers and privileges, including the right of access to and the use of such parts of the surface as may be needed for mining and saving said minerals, except that the said grantees shall have the right to mine coal for their domestic use."

10. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS.

Declaration Dated: December 20, 1974

Recorded: December 23, 1974

Auditor's No.: 811522

Executed By: Country Club Estates

11. TERMS AND CONDITIONS CONTAINED IN ARTICLES OF INCORPORATION OF "COUNTRY CLUB ESTATES ASSOCIATION", A NONPROFIT CORPORATION, REGARDING ASSESSMENTS TO BE CHARGED LOT OWNERS IN SAID PLAT FOR MAINTENANCE, UPKEEP, ETC., OF SAID PLAT.

Dated: December 20, 1974

Recorded: December 27, 1974

Auditor's No.: 811690

12. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Country Club Estates recorded on November 20, 1974 as Auditor's File No. 810276.

13. Any tax, fee, assessments or charges as may be levied by Country Club Estates Association.