

When recorded return to:  
Mary C Kent  
16445 Fairway Drive  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20250315

Feb 06 2025

Amount Paid \$14314.60  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620057776

CHICAGO TITLE

020057776

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald E Swanson and Joni L Swanson, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Mary C Kent, an unmarried person

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

LOT 17, COUNTRY CLUB ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 8 OF PLATS, PAGES 78 AND 79, 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): P64550 / 3887-000-017-0003

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 01/31/2025

Ronald E. Swanson  
Ronald E Swanson  
Joni L. Swanson  
Joni L Swanson

State of Washington  
County of Snohomish

This record was acknowledged before me by means of communication technology

on 01/31/2025 by Ronald E. Swanson and Joni L. Swanson

TAYLOR K SAMUEL  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 23035522  
COMMISSION EXPIRES 10/23/2027

Taylor K. Samuel  
Notary Public  
My commission expires: 10/23/2027

Notarized remotely online using communication technology via Proof.

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions and restrictions 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

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 Addition No. 2:

Recording No: 656450

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company, a Washington corporation  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: December 21, 1965  
Recording No.: 676339  
Affects: Portion of said premises

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation  
Recording Date: January 18, 1965  
Recording No.: 677577  
Affects: Said premises

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Burlington  
Purpose: Sewer Lines  
Recording Date: April 25, 1975  
Recording No.: 816587  
Affects: Said premises

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

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Burlington  
Purpose: Ingress and egress  
Recording Date: April 25, 1975  
Recording No.: 816586  
Affects: Said premises

7. Road Maintenance Agreement and the terms and conditions thereof:

Recording Date: September 17, 1993  
Recording No.: 9309170049

8. By-Laws of Country Club Road Association and the terms and conditions thereof:

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

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation  
Purpose: Electric transmission and/or distribution line  
Recording Date: February 7, 2024  
Recording No.: 202402070014  
Affects: Said premises

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

11. 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,

**EXHIBIT "A"**

**Exceptions  
(continued)**

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."

12. Assessments, if any, levied by Country Club Road Association.
13. City, county or local improvement district assessments, if any.