

When recorded return to:
Richard Duffy and Carol Duffy
16558 Country Club Drive
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251461
May 14 2025
Amount Paid \$16593.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-23427-TB

THE GRANTOR(S) **JR PROPERTIES LLC**, a Washington Limited Liability Company, 16559 Country Club Drive, Burlington, WA 98233,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Richard Duffy and Carol Duffy, a married couple**

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

THAT PORTION OF LOTS 1, 2, 3 AND A PORTION OF VACATED PRIVATE DRIVE OF COUNTRY CLUB ADDITION NO. 3, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 82. RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 09° 17' 13" EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 103.61 FEET; THENCE SOUTH 36° 56' 25" WEST 55.86 FEET; THENCE NORTH 84° 12' 49" WEST 41.78 FEET; THENCE NORTH 51° 26' 44" WEST 88.81 FEET TO THE SOUTH EDGE OF COUNTRY CLUB DRIVE AND THE BEGINNING OF A NON-TANGENTIAL CURVE, THENCE ALONG SAID SOUTHERLY EDGE OF DRIVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 50° 56' 39", HAVING A RADIUS OF 147.48 FEET, AND WHOSE LONG CHORD BEARS NORTH 50° 17' 30" EAST 126.86 FEET TO A COMPOUND CURVE, THENCE CONTINUING ALONG SAID SOUTHERLY EDGE OF DRIVE AND SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04° 53' 10", HAVING A RADIUS OF 362.76 FEET, AND WHOSE LONG CHORD BEARS NORTH 78° 16' 12" EAST FOR A DISTANCE OF 30.93 FEET TO THE POINT OF BEGINNING.

Abbreviated legal description: Property:
Ptn. Lots 1-3, Country Club Addn. No. 3

P64571/3888-000-001-0000

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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 "A" attached hereto

Tax Parcel Number(s): P64571/3888-000-001-0000

Dated: 5/13/25

JR PROPERTIES LLC, a Washington Limited Liability Company

By: [Signature]
Brandon Atkinson, Member

By: [Signature]
Kate Atkinson, Member

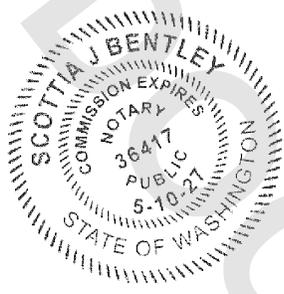
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 13th day of May, 2025, by Brandon Atkinson and Kate Atkinson, Members of JR PROPERTIES LLC.

[Signature]
(Signature of notary public)
Stamp

Notary
(Title of office)

My commission expires: 05/10/27



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EXHIBIT A

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1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
9. Easement, affecting a portion of subject property for the purpose of gas pipeline or pipelines including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded October 4, 1956 as Auditor's File No. 542450.
10. Easement, affecting a portion of subject property for the purpose of Pipeline including terms and provisions thereof granted to Olympic Pipe Line Company recorded May 14, 1964 as Auditor's File No. 650523.
11. 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 named Country Club Addition No. 3 recorded December 29, 1964 as Auditor's File No. 660293 (Volume 8 of Plats, Page 82).

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act,
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Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

12. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Sky-Ko Country Club, Inc., recorded December 29, 1964 as Auditor's File No. 660292.

13. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded December 21, 1965, as Auditor's File No. 676340.

14. Easement, affecting a portion of subject property for the purpose of sewers including terms and provisions thereof granted to the City of Burlington recorded July 24, 1974 as Auditor's File No. 810828.

15. Terms and conditions of Road Maintenance Agreement, recorded September 17, 1993 as Auditor's File No. 9309170049.

16. Terms and conditions of By-Laws of Country Club Road Association, recorded September 17, 1993 as Auditor's File No. 9309170050.

Said instrument was revised by instrument recorded December 15, 2023 as Auditor's File No. 202312150026.

17. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded April 16, 2002, as Auditor's File No. 200204160082. Affects roads.

18. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Public Utility District No. 1 of Skagit County, recorded February 7, 2024, as Auditor's File No. 202402070014. Affects roads.

19. Lot certification, including the terms and conditions thereof, recorded on March 28, 2025 as Auditor's File No. 202503280166. Reference to the record being made for full particulars. The company makes no determination as to its affects.

End of Exhibit A

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