

202002250116

02/25/2020 01:24 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Stefanie Ann Beeman
12925 Eagle Drive
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20% of \$1
FEB 25 2020

Amount Paid \$ 9073.00
Skagit Co. Treasurer
By *MG* Deputy

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED 20-4271

Guardian NW Title 20-4271-TW

THE GRANTOR(S) Ryan Bedlington and Angela Bedlington, husband and wife, 6132 Gadwa Road, Ferndale, WA 98248,

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

in hand paid, conveys, and warrants to Stefanie Ann Beeman, an unmarried woman

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

Lot 25, 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.

Situated in Skagit County, Washington.

Abbreviated legal description: Lot 25, COUNTRY CLUB ADDITION NO. 2

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): P64560 & 3887-000-025-0003

Statutory Warranty Deed
LPB 10-05

Order No.: 20-4271-TW

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Dated: 2-21-20

[Signature]
Ryan Bedlington
[Signature]
Angela Bedlington

STATE OF WASHINGTON
COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that Ryan Bedlington and Angela Bedlington is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 21st day of February, 2020

[Signature]
Tammy J. Walker

My appointment expires: 02/18/2023

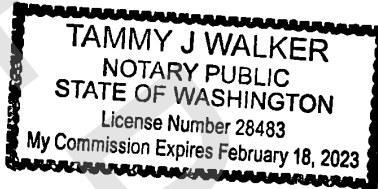


EXHIBIT A

20-4271-TW

1. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Underground electric system right-of-way
In Favor Of: Puget Sound Power & Light Company
Recorded: December 21, 1965
Auditor's No.: 676339

Affects: Private roads

2. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:

Declaration Dated: September 9, 1964
Recorded: September 20, 1964
Auditor's No.: 656449
Executed By: Skyko Country Club, Inc.

3. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Pipe line
In Favor Of: Olympic Pipe Line Company
Recorded: May 14, 1964
Auditor's No.: 650523

Affects: Private roads

4. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Pipe line
In Favor Of: Public Utility District No. 1 of Skagit County
Recorded: November 25, 1964
Auditor's No.: 658951

Affects: Private roads

5. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Underground electric system right-of-way
In Favor Of: Puget Sound Power & Light Company
Recorded: December 6, 1975
Auditor's No.: 675506

Affects: Private roads

6. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

Statutory Warranty Deed
LPB 10-05

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For: Right-of-way
In Favor Of: Cascade Natural Gas Corporation
Recorded: January 23, 1968
Auditor's No.: 709331

Affects: Private roads

7. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Sewer line
In Favor Of: City of Burlington, a municipal corporation
Recorded: December 5, 1974
Auditor's No.: 810828

Affects: Private roads

8. Terms and Conditions of Road Maintenance Agreement, recorded September 17, 1993 under Skagit County Auditor's File No. 9309170049.

Affects: Plats of Country Club Addition Nos. 1, 2, 3 and 4

9. Terms and Conditions of By-Laws of Country Club Road Association, recorded September 17, 1993 under Skagit County File No. 9309170050.

10. 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:

Name: Country Club Addition No. 2

Recorded: September 29, 1964

Auditor's No.: 656450 (Volume 8 of Plats, Pages 78 and 79)

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, 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".

11. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: April 5, 2002

Recorded: April 16, 2002

Auditor's No.: 200204160082

Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Private Roads in Division 2 and Division 3

Statutory Warranty Deed
LPB 10-05

Order No.: 20-4271-TW

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