

When recorded return to:

Ramiro Gomez, Jr. and Lauren Fisher
16492 Country Club Drive
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2294

May 24 2021

Amount Paid \$8005.00

Skagit County Treasurer

By Marissa Guerrero Deputy

GNW 21-10934

STATUTORY WARRANTY DEED

THE GRANTOR(S) E. Carol Goetter, as their separate estate, 99 Samish Pl, La Conner, WA 98257,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Ramiro Gomez, Jr., a single man and Lauren Fisher, a single woman

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 8, Country Club Addn. No. 3

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): P64577

Dated: May 21, 2021

E. Carol Goetter

E. Carol Goetter

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that E. Carol Goetter 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: 21 day of May, 2021

Crystal Deighton
Signature

10/13-2024
Title

My appointment expires:



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 16492 Country Club Drive, Burlington, WA 98233
Tax Parcel Number(s): P64577

Property Description:

Lot 8, "COUNTRY CLUB ADDITION NO. 3", as per plat recorded in Volume 8 of Plats, page 82, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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EXHIBIT B

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1. Any invalidity, unenforceability, lack of priority, adverse claim, or other matter created by or arising out of the recording of copies of electronic original documents in the Public Records.
2. Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccessibility of the Skagit County recording office, including, but not limited to, (i) an inability to search the Public Records, (ii) any delay in recordation of the documents vesting Title or creating the lien of the Insured Mortgage in the Public Records, or (iii) any claim based on an assertion that the recording of the Insured Mortgage failed to be timely.

This Exception will be deleted if the County Offices are open on the day of Closing.

3. 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, 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".

4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. Terms and conditions of Road Maintenance Agreement, recorded September 17, 1993 as Auditor's File No. 9309170049.
11. Terms and conditions of By-Laws of Country Club Road Association, recorded September 17, 1993 as Auditor's File No. 9309170050.
12. Unrecorded leaseholds, if any, and rights of parties in possession, if any.

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

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