

AFTER RECORDING MAIL TO:
Misti Writer
4608 San Juan Avenue
Anacortes, WA 98221



200104270132
Skagit County Auditor
4/27/2001 Page 1 of 4 3:44:35PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 05-00273-01

Statutory Warranty Deed

Grantor(s): Greg J. Boehm and Christine A. Boehm
Grantee(s): Misti M. Writer and Donald D. Writer, II
Abbreviated Legal:
Lot 31, Clearidge Div. No. 1
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 4410-000-031-0009 R81687

ISLAND TITLE COMPANY
A20457v

THE GRANTOR Greg J. Boehm and Christine A. Boehm, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Donald D. Writer, II and Misti M. Writer, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 31, Clearidge Div. No. 1

Dated April 26, 2001

Greg J. Boehm
Greg J. Boehm

Christine A. Boehm
Christine S. Boehm
A. (Cob)

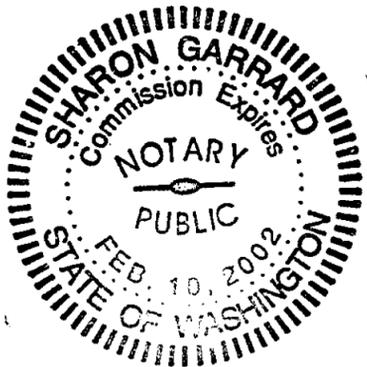
State of Washington }
County of Skagit Island } SS:

I certify that I know or have satisfactory evidence that **Greg J. Boehm and Christine A. Boehm**

is/are the person(s) who appeared before me, and said person(s) acknowledged that
he / she / they signed this instrument and acknowledge it to be his / her / their
free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 26, 2001

Sharon Garrard
Sharon Garrard
Notary Public in and for the State of Washington
Residing at Clark Harbor
My appointment expires: 2-10-2002



40533
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

APR 27 2001

Amount Paid \$ 2,705.60
By: DC Deputy
Skagit County Treasurer

Order No.: A20457

EXHIBIT "A"

Lot 31, CLEARIDGE DIV. I, according to the plat thereof, recorded in Volume 12 of Plats, pages 76 Through 79, records of Skagit County, Washington;

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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SCHEDULE B-001

1. Easement dedicated on the face of said plat;
For: Slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

2. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to all public and private utilities serving the subdivision, under, and upon the exterior 7 feet of front boundary lines and under and upon the exterior 2.5 feet of side and rear boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, wires, and pipelines, including all equipment and appurtenances necessary and related thereto, for the purpose of serving this subdivision and other property with electric, telephone, CATV, water, sewer, and gas service, together with the right to enter upon the lots at all times for the purposes herein stated. Also, all lots shall be subject to an easement 2.5 feet in width, parallel with and adjoining all interior lot lines, for drainage purposes. No lines or wires for the transmission of electric current or for telephone use, CATV, fire, or police signals or for other purposes shall be placed or permitted to be placed upon any lot outside the building thereon unless the same shall be underground or in conduit attached to the building.

3. Aviation easement contained on the face of said plat, as follows:

Portions of this plat are subject to aviation easements granted to Anacortes Airport and the Easterly portion of this plat, Lots 1-20, inclusive, abuts the Anacortes Airport which is owned and operated by the Port of Anacortes, which has the continuing right to cause such noise as may ensue from the operation of aircraft.

4. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: April 17, 1969
Auditor's No.: 725479, records of Skagit County, WA
In favor of: Port of Anacortes
For: Free and unobstructed passage of aircraft and right to cause such noise as may ensue from same

5. Covenants, conditions, and restrictions contained in declaration of restrictions
Recorded: November 28, 1979
Auditor's No.: 7911280008, records of Skagit County, WA
Executed by: Myron Thomas et al

Continued



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Schedule B-001 continued
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6. Covenants together with provisions for future charges and assessments as provided for in the By-Laws of Clearidge Homeowners' Association;
Recorded: September 28, 1990
Recording No.: 9009280073, records of Skagit County, WA

- END OF SCHEDULE B-001 -



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