

AFTER RECORDING MAIL TO:
Mr. and Mrs. Andrew L. Rothman
P.O. Box 572
Anacortes, WA 98221



200407060186
Skagit County Auditor
7/6/2004 Page 1 of 2 2:20PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A81345

FIRST AMERICAN TITLE CO.

A81345-E-1

Statutory Warranty Deed

Grantor(s): John E. Prosser and Sharron S. Prosser
Grantee(s): Andrew L. Rothman and Jill M. Rothman
Assessor's Tax Parcel Number(s): 4410-000-086-0003 P81743

THE GRANTOR John E. Prosser and Sharron S. Prosser, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Andrew L. Rothman and Jill M. Rothman, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 86, "CLEARIDGE DIVISION I", according to the plat recorded in Volume 12 of Plats, pages 76 through 79, records of Skagit County, State of Washington.

SUBJECT TO the Easements, Restrictions or other Exceptions contained on Schedule B-1 attached hereto.

Dated: 7/01/2004

John E. Prosser

John E. Prosser

Sharron S. Prosser

Sharron S. Prosser

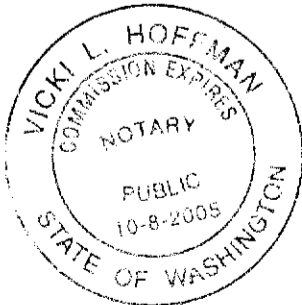
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John E. Prosser and Sharron S. Prosser, the persons 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.

Date: 7-2-04

Vicki L. Hoffman

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-05



34410
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 06 2004

Amount Paid \$ 4378.00
Skagit Co. Treasurer
By *[Signature]* Deputy

SCHEDULE "B-1"

Exceptions:

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: November 12, 1979
Recorded: November 28, 1979
Auditor's No.: 7911280008
Executed By: Myron J. Thomas and Helen Thomas, Kenneth N. Thomas and Ruth M. Thomas, Glen Thomas and Rose Thomas

B. Aviation Easements in favor of the Port of Anacortes providing for a perpetual easement and right-of-way for the free and unobstructed passage of aircraft in and through the air space over and above portions of said premises, together with additional rights, all as more fully appear in documents granting said easements and rights, recorded under Auditor's File Nos. 720683, 725479, 725480, 725481, 726115, 732441 and 887749, and as said aviation is referred to on the face of said Plat, reference to the record being made for full particulars.

C. Provisions of the Articles of Incorporation and By-Laws of Clearidge Homeowner's Association, as set forth in an instrument recorded September 28, 1990 under Auditor's File No. 9009280073.

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Clearidge
Recorded: October 4, 1979
Auditor's No: 7910040045
(Copy attached)

Said matters include but are not limited to the following:

(1) An easement is hereby reserved for and granted to all public and private utilities serving this 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 buildings thereon unless the same shall be underground or in conduit attached to the building.

(2) "...dedicate to the public forever all streets, road and alleys shown thereon for any and all public purposes not inconsistent with the use thereof for public highway purposes, and also reserve the right to make all necessary slopes for cuts and fills upon the lots in the original reasonable grading of the roads, streets and alleys shown hereon."

(3) 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) Private access and utility easements

(5) Access easements



200407060186
Skagit County Auditor