



200408250111  
Skagit County Auditor

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**AFTER RECORDING MAIL TO:**  
William Stune and Carole Stune  
37 Purrysburg Drive  
Lady's Island, SC 29907

FIRST AMERICAN TITLE CO.  
A81392-E-2

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A81392

**Statutory Warranty Deed**

**Grantor(s): John R. Cox & Associates LLC**  
**Grantee(s): William Stune and Carole Stune**  
Lot 158 "Clearidge Div. II"  
**Assessor's Tax Parcel Number(s): 4449-000-158-0001 P82611**

**THE GRANTOR John R. Cox & Associates LLC, a Washington Limited Liability Company, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to William Stune and Carole Stune, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington.**

Lot 158, "CLEARIDGE, DIVISION II", according to the plat thereof recorded in Volume 13 of Plats, pages 57 through 59, records of Skagit County, Washington.

SUBJECT TO the easements, restrictions and other exceptions contained on Exhibit "A" attached hereto.

Dated August 18, 2004

John R. Cox & Associates LLC

4533  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

AUG 25 2004

Amount Paid \$1655.40  
Skagit County Treasurer  
Deputy  
By: *Lp*

By: *[Signature]*  
John R. Cox, Member

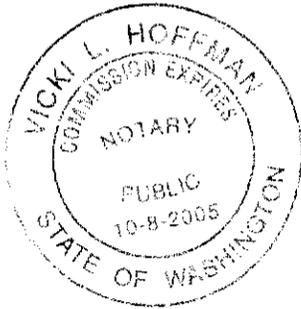
State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence John R. Cox the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is Member of John R. Cox & Associates, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 8-18-04

*[Signature]*  
Vicki L. Hoffman

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



**Exceptions:**

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: April 26, 1982  
Recorded: April 27, 1982  
Auditor's No.: 8204270057  
Executed By: Myron J. & Helen Thomas, Kenneth N. & Ruth M.  
Thomas, Glen & Rose Thomas

B. Avigation Easements dated June 6, 1978, granted by Charles A. Hopke and Romilda Y. Hopke, husband and wife, to 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 airspace over and above portions of said premises, together with additional rights, all as will more fully appear by reference to the instruments granting said easements and rights, recorded April 17, 1969, under Auditor's File Nos. 725479, 725480, 725481 and 732441.

C. A perpetual easement and right-of-way for the free and unobstructed passage of aircraft in and through the airspace over and above the lands hereinafter described, together with the continuing right and cause such noise as may ensue from the operation of aircraft, and grantee shall have the continuing right and privilege to enter upon said lands and cut or remove therefrom, or mark, or light, any trees, structures, objects of natural growth which exceed a height above the elevation of the West transition zone, the lower height of which is an imaginary plane beginning at the Western edge of the North approach surface leading to the North end of runway of Anacortes Airport outward therefrom in a Westerly direction from all points thereon in a ratio of one foot of vertical height for each seven of horizontal distance, being in compliance with the Federal Air Regulation Part-77 as applied to Anacortes Airport. Slope begins 125 feet out from center line of runway. And the grantors, for themselves, their heirs, executors, administrators, and assigns, covenant and agree that they will not erect, maintain or allow to remain or be placed upon the real property herein described, any trees, structures, or objects of natural growth, which exceed a height determined as aforesaid. Said provisions as granted to the Port of Anacortes by instruments dated September 10, 1968 and September 17, 1968, recorded November 25, 1968 and May 5, 1969, under Auditor's File Nos. 720683 and 726115, respectively.

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Clearidge Homeowner's Association  
Dated: August 30, 1989  
Recorded: September 19, 1989  
Auditor's No.: 8909190143  
Purpose: For the repair and maintenance of the existing fence now in place and for the planting and maintenance of plants, shrubs and grass and for fences hereinafter constructed  
Area Affected: Lots along Oakes Avenue



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E. By-Laws of CLEARIDGE HOMEOWNER'S ASSOCIATION and the terms and conditions thereof;  
(COPY ATTACHED)

Dated: May 15, 1990  
Recorded: September 28, 1990  
Auditor's No.: 9009280073

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

Plat/Subdivision Name: Clearidge Div. II  
Recorded: April 22, 1982  
Auditor's No.: 8204220013  
(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. Portions of this plat are subject to aviation easements granted to Anacortes Airport and the Easterly portion of this Plat, Lots 130-134 and 138-140, 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.
3. Rights contained in the dedication of the plat to the use of the public forever all streets, roads, 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.

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Clearidge Homeowners Association, a Washington corporation  
Dated: August 30, 1989  
Recorded: September 19, 1989  
Auditor's No.: 8909190143  
Purpose: Landscaping and maintenance of existing fence  
Area Affected: Portion of subject property



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