

AFTER RECORDING MAIL TO:
Yosemite Management Group LLC
P.O. Box 1989
Mariposa, CA 95338



200410150135
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A82537

FIRST AMERICAN TITLE CO.
A82537-E1

Statutory Warranty Deed

Grantor(s): Dennis Keith Leroy, Jr.
Grantee(s): Yosemite Management Group, LLC
Assessor's Tax Parcel Number(s): P81702, 4410-000-046-0002

THE GRANTOR Dennis Keith Leroy, Jr., as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Yosemite Management Group, LLC, a California limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Lot 46, "CLEARIDGE DIV. I", according to the plat thereof recorded in Volume 12 of Plats at pages 76 through 79, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions contained in Exhibit "A" attached hereto.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

9002

OCT 15 2004

4005⁰⁰

Dated: October 12, 2004

Dennis Keith Leroy, Jr.

Amount Paid \$
By Skagit Co. Treasurer
Deputy

STATE OF Illinois }
COUNTY OF DUPAGE } SS:

I certify that I know or have satisfactory evidence that Dennis Keith Leroy, Jr., 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: 10/13/04

Kathleen Letterer

Notary Public in and for the State of Illinois

Residing at MID AMERICA BANK

My appointment expires: 12/29/07

"OFFICIAL SEAL"
KATHLEEN LETTERER
Notary Public, State of Illinois
My Commission Expires 12-29-2007

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

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 Div. I
Recorded: October 4, 1979
Auditor's No: 7910040045

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, abutts 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



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