

AFTER RECORDING MAIL TO:

CHARLES T. KARPf and JO ANN P. KARPf
661 Eagle Cove Drive
Friday Harbor, WA 98250



200704230191

Skagit County Auditor

4/23/2007 Page 1 of 2 3:47PM

CHICAGO TITLE CO.

STATUTORY WARRANTY DEED

Escrow No. 07445
Title Order No. IC-42037

THE GRANTOR(S) J. PHILLIP RHODES, as his separate estate

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to CHARLES T. KARPf and JO ANN P. KARPf, husband and wife
the following described real estate, situated in the County of San Juan, State of Washington:

Lot 159, 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 covenants, conditions and restrictions of record as set forth in attached Exhibit "A",
which is incorporated herein by this reference as though fully set forth.

Abbreviated Legal: (Required if full legal not inserted above) Lot 159, CLEARIDGE DIVISION II

Tax Parcel Number(s): P82612

#1878
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: April 17, 2007

J. Phillip Rhodes
J. PHILLIP RHODES



APR 23 2007
6947.00
Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF WASHINGTON

)ss

COUNTY OF SKAGIT

4-17-07
On this day personally appeared before me J. PHILLIP RHODES, to me known to be the individual
described in and who executed the within instrument, and acknowledged that they signed the same as
their free and voluntary act and deed, for the uses and purposes therein mentioned.

Mary Mansfield
Notary Public for the State of Washington
Residing at *[Signature]*
My commission expires: *10-28-09*

EXHIBIT "A"

SUBJECT TO:

1. Easement contained in Dedication of said plat;
For: All necessary 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 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 buildings thereon unless the same shall be underground or in conduit attached to the building.
3. Avigation 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 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.
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 25, 1968
Auditor's No(s): 720683, records of Skagit County, Washington
In favor of: Port of Anacortes
For: Free and unobstructed passage of aircraft
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 17, 1969
Auditor's No(s): 725479, 725480 and 725481, records of Skagit County, Washington
In favor of: Port of Anacortes
For: Free and unobstructed passage of aircraft
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 5, 1969
Auditor's No(s): 726115, records of Skagit County, Washington
In favor of: Port of Anacortes
For: Free and unobstructed passage of aircraft
7. Restrictions contained on the face of said plat, as follows:

All lots with a water pressure greater than 80 P.S.I. will require a pressure reducing valve. Lots 155 through 165, inclusive, shall take no access directly off of Oakes Avenue. Access shall be from interior roads only.
8. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: April 27, 1982
Auditor's No(s): 8204270057, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: June 10, 2005
Auditor's No(s): 200506100132, records of Skagit County, Washington
9. Covenants together with provisions for future charges and assessments are provided for in the By-Laws of Clearidge Homeowners' Association;
Recorded: September 28, 1990
Auditor's No.: 9009280073, records of Skagit County, Washington



200704230191
Skagit County Auditor