

When recorded return to:
Tyler L. Closson
4434 Blakely Drive
Anacortes, WA 98221



201107210084
Skagit County Auditor

7/21/2011 Page 1 of 3 1:40PM

Recorded at the request of:

File Number: A102086

Statutory Warranty Deed

A102086-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Dorothy A. Hare, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Tyler L. Closson, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 22, "CLEARIDGE DIV. I"

Tax Parcel Number(s): P81677, 4410-000-022-0000

Lot 22, "CLEARIDGE DIV. I", as per plat recorded in Volume 12 of Plats at pages 76 through 79, inclusive, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 7/12/2011

Dorothy A. Hare

Dorothy A. Hare

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2178

JUL 21 2011

Amount Paid \$ *3743.00*
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Dorothy A. Hare, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7-12-11

Vicki L Hoffman

Printed Name: Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: 10/08/2013

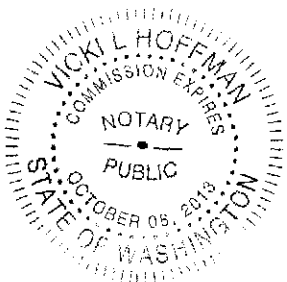


EXHIBIT A

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

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: June 10, 2005
Recorded: June 10, 2005
Auditor's No.: 200506100131

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.



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(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



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